

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, March 13, 2013
10:10 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILMAN W. WILSON GOODE, JR.
COUNCILMAN BOBBY HENON
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN JAMES KENNEY
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILWOMAN MARIAN B. TASCO

BILL 120821 - An ordinance continuing the
Roxborough District ("District"), a
neighborhood improvement district...

BILL 130060 - An ordinance to amend the
Philadelphia Zoning Maps by changing the
zoning designations of certain areas of land
located within an area bounded by Belmont
Avenue, Monument Avenue, Ford Road, and Edgley
Avenue...

BILL 130080 - An ordinance to amend the
Philadelphia Zoning Maps by changing the
zoning designations of certain areas of land
located within an area bounded by Mifflin
Street, Broad Street, McKean Street and 15th
Street.

- - -

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

COUNCILMAN GREENLEE: Good morning, everyone. Could I have your attention, please.

This is the Committee on Rules. For the record, we have a quorum. Councilman Kenney, Vice Chair of the Committee; Councilman Goode; Councilman Henon; Councilwoman Reynolds Brown; and also Councilman Jones is here.

Ms. Marconi, will you -- just for the Committee's information, we're going to take the bills in reverse order as they're on our list.

Could you please read the title of the first bill, please.

THE CLERK: Bill No. 130080, an ordinance to amend the Philadelphia Zoning Maps by changing the zoning designations of certain areas of land located within an area bounded by Mifflin Street, Broad Street, McKean Street and 15th Street.

(Witness approached witness table.)

1 3/13/13 - RULES - BILL 120821, etc.

2 THE CLERK: Bill Kramer.

3 MR. KRAMER: Good morning,
4 Chairman Greenlee and members of the
5 Rules Committee. I am William Kramer,
6 Division Director of the Development
7 Planning Division of the Philadelphia
8 City Planning Commission. I'm here to
9 testify on Bill No. 130080, which was
10 introduced by Councilmember Johnson
11 February 6th, 2013.

12 Bill No. 130080 amends the
13 Philadelphia Zoning Maps by rezoning the
14 former St. Agnes Hospital located at
15 Broad Street and McKean Street in South
16 Philadelphia from an existing zoning
17 classification of "RSA5" Residential
18 Single Attached District to partly "CMX3"
19 Commercial Mixed Use District and partly
20 "RSA5" Residential Single Attached
21 District.

22 The land is currently owned by
23 St. Agnes LLC and is no longer treating
24 patients overnight. The present use of
25 the property is for the Center for

1 3/13/13 - RULES - BILL 120821, etc.
2 Commerce and Medicine with existing
3 tenants that include Children's Hospital
4 of Philadelphia, Thomas Jefferson
5 University Hospital (Methodist Division),
6 Kindred Hospital, Mercy Health System,
7 and the Wall Street War Fighters Program.
8 The tenant uses are such that under the
9 provisions of the Zoning Code would no
10 longer be a matter of right, which
11 necessitates the proposed zoning change.
12 The South Broad Street Neighbor
13 Association asked that the property that
14 St. Agnes LLC did not own remain a
15 residentially zoned district.

16 The Philadelphia City Planning
17 Commission considered Bill No. 130080 at
18 their meeting of February 19th, 2013 and
19 recommended the bill be approved.

20 That concludes my testimony.
21 I'd be happy to answer any questions you
22 may have.

23 COUNCILMAN GREENLEE: Thank
24 you, Mr. Kramer.

25 Councilman Kenney.

1 3/13/13 - RULES - BILL 120821, etc.

2 COUNCILMAN KENNEY: I can't
3 help myself, Mr. Kramer, although I'm
4 very, very supportive of the zoning
5 change and the activities that go on
6 there. Would you consider this spot
7 zoning?

8 MR. KRAMER: A wise member of
9 my Commission staff once said to me it's
10 not spot zoning until a judge says it is.

11 COUNCILMAN KENNEY: Fine.
12 Thank you. Thank you, Mr. Kramer.

13 COUNCILMAN GREENLEE: There's
14 an experienced person giving an answer
15 there.

16 Any other questions?

17 (No response.)

18 COUNCILMAN GREENLEE: Seeing
19 none, thank you, Mr. Kramer.

20 Ms. Marconi, who else do we
21 have for this?

22 THE CLERK: Brett Feldman.

23 (No response.)

24 COUNCILMAN GREENLEE: Anyone
25 else who wishes to testify on the bill?

1 3/13/13 - RULES - BILL 120821, etc.

2 (No response.)

3 COUNCILMAN GREENLEE: Don't all
4 look at once. Okay. I guess the answer
5 is you quit while you're ahead. Okay.

6 Seeing none, Ms. Marconi, will
7 you please read the title of the next
8 bill.

9 THE CLERK: Bill No. 130060, an
10 ordinance to amend the Philadelphia
11 Zoning Maps by changing the zoning
12 designations of certain areas of land
13 located within an area bounded by Belmont
14 Avenue, Monument Avenue, Ford Road, and
15 Edgley Avenue (extended) and by amending
16 14-404 of the Zoning Code entitled SP-INS
17 Institutional (Special Purpose) District,
18 by amending 14-404(3) regarding Area
19 Regulations, exclusively with regard to
20 the area bounded by Belmont Avenue,
21 Monument Avenue, Ford Road and Edgley
22 Avenue (extended), all under certain
23 terms and conditions.

24 Bill Kramer.

25 MR. KRAMER: Good morning,

1 3/13/13 - RULES - BILL 120821, etc.
2 Chairman Greenlee and members of the
3 Rules Committee. I am William Kramer,
4 Division Director of the Development
5 Division of the Philadelphia City
6 Planning Commission. I'm here to testify
7 on Bill No. 130060, which was introduced
8 into Council on January 31st, 2013.

9 This bill will rezone the
10 property located at 2101 Belmont Avenue,
11 known as Simpson House, from an existing
12 zoning classification of "RSA1"
13 Residential to "SP-INS" Institutional
14 (Special Purpose) District. Bill No.
15 130060 will also exempt this property
16 from matching the front setback
17 requirement of the most restrictive
18 adjacent residential district, which in
19 this case would be 25 feet. Lastly, this
20 bill will adopt the Master Plan for the
21 Simpson House campus.

22 The Simpson House has been
23 providing various levels of independent
24 and assisted care for retirees for over
25 100 years. The Master Plan will include

1 3/13/13 - RULES - BILL 120821, etc.
2 both the existing facilities as well as
3 some additions to the existing structures
4 and two new large, four-story structures.
5 This site has a long history of
6 institutional use and there are a number
7 of other institutional uses in the
8 immediate area. Thus, the rezoning to
9 "SP-INS" Institutional (Special Purpose)
10 District is warranted. The existing
11 facilities do not meet the new
12 requirement of a 25-foot setback from the
13 street frontages, so this exemption is
14 supportable.

15 However, as a result of the
16 meeting of the Civic Design Review,
17 attention has been focused on the
18 proposed new approximately 80,000 square
19 foot structure to be built upon Belmont
20 Avenue. The Civic Design Review noted
21 and the City Planning Commission
22 concurred that this building, a point of
23 which was only 12.5 feet from the street,
24 was too close to Belmont Avenue. A
25 setback of 20 feet from the street would

1 3/13/13 - RULES - BILL 120821, etc.
2 be more appropriate for this location.

3 Thus, the City Planning
4 Commission at its meeting of February
5 19th, 2013 recommended that Bill No.
6 130060 be approved, with an amendment to
7 the Master Plan which would show a
8 20-foot setback for the new structure
9 along Belmont Avenue. The applicant has
10 amended the Master Plan with the
11 requested change, and we respectfully
12 submit it to amend the exhibit on Bill
13 No. 130060.

14 I'd be happy to answer any
15 questions you may have.

16 COUNCILMAN GREENLEE: Thank
17 you, Mr. Kramer.

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

21 Any questions? Councilman
22 Jones, then we'll hear from Mr. Kelsen.
23 Councilman Jones.

24 COUNCILMAN JONES: Thank you,
25 Mr. Chairman and members of the

1 3/13/13 - RULES - BILL 120821, etc.
2 Committee. The Simpson House happens to
3 be in the 52nd Ward near City Avenue, but
4 more importantly, it is very much a
5 neighbor to the Honorable Wilson Goode,
6 Jr. and has been a good neighbor, I
7 believe, over the years.

8 They're a 148-year-old facility
9 and have worked with our senior
10 population over the years and have
11 provided them with assisted living in
12 various stages of their life in a
13 dignified way.

14 The technical amendment that
15 you see here today is a compromise with
16 both the Planning Commission but also the
17 community to create a setback, which they
18 have complied with.

19 I just want you to know that I
20 enthusiastically support this project and
21 hope for its passage.

22 COUNCILMAN GREENLEE: Thank
23 you, Councilman.

24 I also want to note that I
25 think you're going to be submitting the

1 3/13/13 - RULES - BILL 120821, etc.
2 equal opportunity plan also; is that
3 right?

4 COUNCILMAN JONES: Correct.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Councilwoman Tasco.

8 COUNCILWOMAN TASCO: Good
9 morning. I'm sorry to be late, but would
10 you just tell me what Special Purpose
11 District would be. I'm sure you talked
12 about it in your testimony. I apologize.

13 MR. KRAMER: Special Purpose
14 District is the version now of what
15 formerly was known as "IDD" Institutional
16 Development District. It's primarily
17 used for hospitals, universities. For
18 example, University of Penn is an old IDD
19 district. Now it's called SP-INS.

20 COUNCILWOMAN TASCO: Thank you.

21 COUNCILMAN GREENLEE: Thank
22 you.

23 Any other questions for
24 Mr. Kramer?

25 (No response.)

1 3/13/13 - RULES - BILL 120821, etc.

2 COUNCILMAN GREENLEE: Seeing
3 none, Mr. Kelsen, you're there already.
4 So could you identify yourself for the
5 record and proceed.

6 MR. KELSEN: Good morning,
7 members of the Committee. Peter Kelsen
8 on behalf of the Simpson House. I'll be
9 very brief, because I believe you've
10 gotten the flavor of this. We are asking
11 for remapping and approval of the Master
12 Plan to the INS district.

13 As Mr. Kramer indicated and as
14 the materials I've submitted to you will
15 show, this property is really adjacent to
16 a number of institutional -- venerable
17 institutional uses. It's zoned RSA1,
18 which is a Single Family Residential
19 District. This property was begun to be
20 constructed in 1899, well before the
21 predecessor Zoning Code and certainly
22 before the current Code. It is
23 non-conforming both as use and as
24 structure, and this remapping would
25 afford it the opportunity to basically be

1 3/13/13 - RULES - BILL 120821, etc.
2 zoned for what it is, a healthcare
3 campus, a continuing care facility
4 configured the way the Master Plan shows
5 it.

6 We currently have 325 residents
7 and 220 employees, and we believe that
8 this rezoning would afford us the
9 opportunity, as Councilman Jones said, to
10 not only continue to be a good neighbor
11 but to be an even better provider of
12 continuing healthcare to our population.

13 We would respectfully request
14 that the Council approve this rezoning
15 and the Master Plan and suspend the rules
16 to allow it to proceed.

17 We have in fact executed and
18 the City has acknowledged an approved EOP
19 plan, which I believe the Councilman is
20 submitting to the Committee.

21 COUNCILMAN GREENLEE: Correct.

22 MR. KELSEN: If you have any
23 questions, we'd be happy to answer them.

24 COUNCILMAN GREENLEE: Thank
25 you.

1 3/13/13 - RULES - BILL 120821, etc.

2 Any questions for Mr. Kelsen or
3 again for Mr. Kramer?

4 (No response.)

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

7 MR. KELSEN: Thank you very
8 much for your attention.

9 COUNCILMAN GREENLEE: Who else
10 is on the list, Ms. Marconi, to testify?

11 THE CLERK: Mr. Kim Williams
12 and Joyce Lenhardt.

13 MR. KELSEN: I think it's not
14 necessary.

15 COUNCILMAN GREENLEE: Great.
16 We like that. Very good. Thank you.
17 Thank you very much.

18 Is there anyone else here to
19 testify on Bill No. 130060?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, Ms. Marconi, will you please read
23 the final bill before us today.

24 THE CLERK: Bill No. 120821, an
25 ordinance continuing the Roxborough

1 3/13/13 - RULES - BILL 120821, etc.
2 District, a neighborhood improvement
3 district, beyond its termination date in
4 an area that generally includes both
5 sides of Ridge Avenue from Main Street to
6 7220 Ridge Avenue and certain blocks of
7 streets that intersect that portion of
8 Ridge Avenue; continuing the designation
9 of the Roxborough Development
10 Corporation, a Pennsylvania nonprofit
11 corporation, as the Neighborhood
12 Improvement District Management
13 Association for the District; approving a
14 plan for the District, including a list
15 of proposed improvements and their
16 estimated cost, and providing for
17 assessment fees to be levied on property
18 owners within the District; authorizing
19 the Director of Commerce, on behalf of
20 the City, to execute an agreement with
21 the Roxborough Development Corporation
22 relating to the District; and authorizing
23 the Roxborough Development Corporation to
24 assess property owners within the
25 District a special property assessment

1 3/13/13 - RULES - BILL 120821, etc.
2 fee to be used in accordance with the
3 approved plan; all in accordance with the
4 provisions of the Community and Economic
5 Improvement Act, and under certain terms
6 and conditions.

7 COUNCILMAN GREENLEE: Thank
8 you.

9 And I want the record to
10 reflect that Councilman Johnson, who was
11 the sponsor of the first bill that we
12 heard today, is also present.

13 Ms. Marconi, call the first
14 witness.

15 THE CLERK: Bernard Guet.
16 (Witness approached witness
17 table.)

18 COUNCILMAN GREENLEE: Good
19 morning, sir.

20 I should mention this is the
21 second hearing on this bill, as is
22 mandated by state law, and then we had
23 the 45-day period in between.

24 Sir, please identify yourself
25 and proceed.

1 3/13/13 - RULES - BILL 120821, etc.

2 MR. GUET: Good morning,
3 Chairman Greenlee and members of the
4 Rules Committee. My name is Bernard
5 Guet. I'm the Executive Director for the
6 Roxborough Development Corporation and
7 I've been doing that for the past six
8 years.

9 As the Chairman mentioned, it's
10 our second hearing. At the first
11 hearing, we had eight people who
12 presented testimony in favor of the
13 Roxborough Development Corporation,
14 including business and property owner,
15 residents and civic association. We also
16 introduced some 40 letters, support from
17 businesses, property owner, and civic
18 association, and today I have two more
19 letters and copies of the testimony that
20 we're going to hear today.

21 In between during the 45-day
22 waiting period, we met with the Law
23 Department of the City of Philadelphia,
24 and I'm not sure if they are going to
25 testify on two (unintelligible), which I

1 3/13/13 - RULES - BILL 120821, etc.
2 believe you have the copy of the
3 amendment.

4 The Steering Committee met on
5 March 4th, 2013. How did we come up with
6 the Steering Committee? We invited 52
7 people out of the 280 businesses,
8 property owner that we have on Ridge
9 Avenue, and 15 of them participated in
10 the Steering Committee. Together, these
11 15 active members represent 18 business,
12 15 property owner -- because many of them
13 own several businesses and several
14 property -- and one nonprofit
15 organization. The Commerce Department
16 sat on most of the meeting. Together,
17 these people -- you know that the
18 assessment goes by the number of
19 businesses and also by the percentage.
20 So based on the percentage, about 30
21 percent -- the 15 people that were active
22 in the Steering Committee represented
23 about 30 percent of the total assessment.
24 They all voted anonymously -- unanimously
25 for the further support of the Ridge

1 3/13/13 - RULES - BILL 120821, etc.
2 Avenue.

3 What we have done in the past
4 five years, six years, we have supported
5 \$62 million of economic development and
6 600 jobs. For the people who have not
7 been to Ridge Avenue over the past five
8 years, there are a lot of changes. We
9 have participated -- we supported -- we
10 got funding for a street project,
11 including \$500,000 from the Office of
12 Councilman Curtis Jones. So that was,
13 going from the City Town Home project,
14 977, and SAFETEALU by Congressman Fattah,
15 which was 800,000. Because of that, we
16 managed to redo the sidewalk, to put
17 trees, to put landscaping, and pedestrian
18 lights.

19 The facade program over the
20 past ten years, about 60 storefronts were
21 renovated. That's yielding about more
22 than \$600,000 between the grant that we
23 were having and what the businesses were
24 investing in it. So the whole -- over
25 the past ten years, Ridge Avenue, the

1 3/13/13 - RULES - BILL 120821, etc.

2 commercial corridor, has changed
3 enormously.

4 We also are supporting the
5 neighborhood. We have a \$30,000 grant
6 right now by the Preservation Alliance to
7 help homeowner redo some of these
8 beautiful property that we have in
9 Roxborough that date from the mid 1800.
10 We every year -- and we are going to get
11 another one -- we do the Resource Guide,
12 and Resource Guide leads to all the
13 business, naturally, but also how to
14 contact your Councilmember or your State
15 Representative or your churches. So it's
16 a piece that really goes to everyone and
17 that everybody use. Not everybody wants
18 to get on the internet and get the
19 information from the internet.

20 We organize a number of events
21 who are going to have -- coming up in
22 about a month from now, we're going to
23 have Children Art. We are putting all
24 the school together and they are going to
25 come up with art to offer. And we forget

1 3/13/13 - RULES - BILL 120821, etc.

2 about art, and it's an important medium
3 for the school.

4 We have our Main Street -- and
5 I'm finishing with what is the most
6 important maybe. I like to say that if
7 you go to a neighborhood in Philadelphia
8 where there is not a CDC, you will see a
9 lot of trash. You will see a lot of
10 graffiti. In our neighborhood, there is
11 not much graffiti and there is no trash,
12 because we pick up the trash. We have a
13 gentleman that does that every day five
14 days a week, and the corridor is clean.

15 So this is my statement, and we
16 have this in writing for you if you need
17 to.

18 COUNCILMAN GREENLEE: Thank
19 you, sir.

20 First, let the record reflect
21 Councilwoman Bass, a member of the
22 Committee, is present. And let me just
23 say, as I think we said at the previous
24 hearing, I think a number of us have been
25 up on Ridge Avenue, and I know Councilman

1 3/13/13 - RULES - BILL 120821, etc.

2 Jones pays particular attention to it,
3 and we've seen just a very noticeable
4 improvement while the CDC has been
5 functioning. So you should be
6 congratulated for that.

7 MR. GUET: Thank you.

8 COUNCILMAN GREENLEE:
9 Councilman Jones.

10 COUNCILMAN JONES: Thank you,
11 Mr. Chairman and again members of the
12 Committee, many of whom have been up --
13 we were at a number of corridors during
14 the holidays where you were up there.
15 Let me just say that Wilson Goode and I,
16 Councilman Goode and I, worked on
17 commercial corridors a lot of years, and
18 some better than others, 100-and-some
19 corridors in the City of Philadelphia.

20 When we look at Ridge Avenue,
21 they represent the small-town mentality
22 that is a combination of franchise
23 businesses, individual family-owned
24 businesses, working with stakeholders
25 such as the schools to do greening,

1 3/13/13 - RULES - BILL 120821, etc.
2 working with three different branches of
3 government in order to get those
4 commercial corridors' capital projects
5 done, had some federal money in there,
6 some state money in there, and some city
7 money in there, and that was -- that's
8 like herding cats sometimes, and so they
9 provide a valuable function.

10 More recently, I mean day
11 before yesterday, we met with members
12 from your district, Councilwoman Bass,
13 and from Councilwoman Tasco's district,
14 Ogontz Avenue. They formed a coalition
15 to promote the region in a way that
16 cross-promoted a number of the commercial
17 corridors, which I'm excited about.

18 MR. GUET: Thank you.

19 COUNCILMAN JONES: So these
20 individuals that take on this role for us
21 have managed to, in spite of recessions,
22 in spite of AVI, in spite of all kinds of
23 other obstacles, help their members to
24 manage and survive. So we
25 enthusiastically support their existence

1 3/13/13 - RULES - BILL 120821, etc.
2 and continued success.

3 COUNCILMAN GREENLEE: Thank
4 you, Councilman.

5 Councilwoman Tasco.

6 COUNCILWOMAN TASCO: Good
7 morning, and thank you so very much. I
8 enjoyed shopping in Roxborough on Main
9 Street. It's a nice area.

10 MR. GUET: You have to stop by
11 our office.

12 COUNCILWOMAN TASCO: Having
13 dinner at the wonderful restaurants
14 there. But the parking is an issue, and
15 I did read recently about Todd Bernstein
16 who had an experience with the Parking
17 Authority in terms of being able to park
18 on a street for only an hour and
19 something -- he got a ticket. It was a
20 long story. But I think maybe you might
21 want to figure out how you can
22 accommodate those of us who park over
23 there. You do have parking lots, but on
24 the on-street parking, it is limited.
25 And I understand that he parked in one

1 3/13/13 - RULES - BILL 120821, etc.

2 spot and there was a limit and moved to
3 another area, but got a ticket for
4 being -- and that's an issue with the
5 Parking Authority that maybe you all
6 would like to address, the whole issue of
7 parking and how people and where people
8 are allowed to park and for how long and
9 what happens if something happens. I
10 mean, you want to make it pleasant for
11 people, don't think that they're shopping
12 there and then feel that you're going to
13 get a ticket.

14 MR. GUET: Absolutely. Yeah.
15 It's two hours parking on the Dupont
16 parking lot and the Leverington parking
17 lot. We do not control the Leverington
18 parking lot, so I'm not sure which one
19 they were using, but the Dupont parking
20 lot, we clean it and we take care of it.
21 We put flowers and plant and landscaping,
22 make sure that the lights work, that
23 there is no snow. So we take care of
24 that one, and it's two hours free parking
25 for the shoppers.

1 3/13/13 - RULES - BILL 120821, etc.

2 COUNCILWOMAN TASC0: So it's a
3 great place. So --

4 MR. GUET: Thank you very much.

5 COUNCILWOMAN TASC0: -- that
6 was just my concern after reading that
7 article in the paper about the parking.
8 Maybe some dialogue with the Parking
9 Authority could take place to avoid the
10 circumstances. And I can't tell you the
11 exact story, but it was a couple of weeks
12 ago it was in the Inquirer.

13 MR. GUET: Couple weeks ago? I
14 didn't hear anything, but I will follow
15 up.

16 COUNCILWOMAN TASC0: Thank you.

17 COUNCILMAN GREENLEE:
18 Councilwoman, was that on Main Street or
19 was that on Ridge Avenue?

20 COUNCILWOMAN TASC0: I don't
21 remember.

22 COUNCILMAN GREENLEE: Because I
23 don't think your CDC covers Main Street
24 in Manayunk, right?

25 MR. GUET: No. We don't cover

1 3/13/13 - RULES - BILL 120821, etc.

2 Main Street. We cover Ridge Avenue, but
3 from what the Councilwoman is saying, I
4 think it was on Ridge Avenue.

5 COUNCILMAN GREENLEE: It was on
6 Ridge Avenue? All right.

7 COUNCILWOMAN TASC0: All right.
8 Thank you.

9 COUNCILMAN GREENLEE: Thank
10 you.

11 Any other questions?

12 COUNCILWOMAN BROWN: Please.

13 COUNCILMAN GREENLEE:
14 Councilwoman Reynolds Brown.

15 COUNCILWOMAN BROWN: Good
16 morning. And so as you all develop in
17 the magnificent way that you all are,
18 given the richness that it brings to that
19 community, what type of considerations or
20 precautions do you take in your
21 deliberations around the issue of
22 parking?

23 MR. GUET: Consideration for
24 what? I'm sorry.

25 COUNCILWOMAN BROWN: In your

1 3/13/13 - RULES - BILL 120821, etc.
2 discussions and deliberations around any
3 development that happens in that
4 community, what types of considerations
5 do you talk about, consider, knowing that
6 parking is a hurdle?

7 MR. GUET: I am smiling because
8 right now there is the issue of the
9 bunking house that you must have read in
10 the newspaper. It was in the
11 Philadelphia Inquirer last week, and it's
12 a development. It was an older house
13 from the 1800 also, and the developer is
14 looking on doing a fast food restaurant.
15 So there has been a lot of deliberation
16 on that, and we have two other people
17 that would like to testify and they are
18 very much involved in it as residents.

19 So to answer your question, we
20 need to balance the need for development
21 and the need for the community.

22 COUNCILWOMAN BROWN: Sure.

23 MR. GUET: And it's a very --

24 COUNCILWOMAN BROWN: Delicate
25 balance.

1 3/13/13 - RULES - BILL 120821, etc.

2 MR. GUET: Not always, but
3 sometimes it's not an easy line to
4 follow.

5 COUNCILWOMAN BROWN: Of course.
6 Of course. Agreed. Last term Councilman
7 Jones invited me just to do a tour of
8 that entire area, and you're right, it is
9 a delicate, delicate balance.

10 MR. GUET: Very delicate
11 balance, yes.

12 COUNCILWOMAN BROWN: Thank you.

13 MR. GUET: Thank you.

14 COUNCILMAN GREENLEE: Thank
15 you, Councilwoman.

16 Councilwoman Bass.

17 COUNCILWOMAN BASS: Councilman
18 Jones I think was first.

19 COUNCILMAN GREENLEE: Okay.
20 I'm sorry. Go ahead.

21 COUNCILMAN JONES: Just very
22 quickly, Mr. Chairman. I would be remiss
23 if I did not say the wonderful
24 involvement of the Philadelphia Commerce
25 Department and all of those commercial

1 3/13/13 - RULES - BILL 120821, etc.
2 corridors providing a lot of the
3 resources that are utilized, working with
4 the merchants, providing technical
5 assistance. And I just think that not
6 since the days of PCDC has there been
7 that much involvement with the commercial
8 corridors. So I would be remiss in
9 saying that.

10 COUNCILMAN GREENLEE: Thank
11 you, Councilman.

12 Councilwoman Bass.

13 COUNCILWOMAN BASS: Thank you.

14 I just wanted to make a
15 statement more than a question, which was
16 that, again, Councilman Jones alluded to
17 a series of meetings that was held
18 earlier this week with all of the
19 northwest commercial corridors, and I was
20 really inspired by that. I'm glad to see
21 it happen at a time when there are
22 dwindling resources. It's harder and
23 harder to get money and get even the
24 technical resources that we need to make
25 things happen.

1 3/13/13 - RULES - BILL 120821, etc.

2 And so I just wanted to say
3 that I'm really encouraged that everyone
4 is taking this as an opportunity rather
5 than sort of just saying we've been dealt
6 a bad hand or what do we do with these
7 lemons. We've made lemonade out of them
8 by really getting together, figuring out
9 how we can work together, how we can
10 share resources and information, and I
11 just really think there is a lot of power
12 in that.

13 MR. GUET: I appreciate that.
14 We are doing a lot of things with very
15 limited resources. And it's a very
16 dedicated staff that you have in all the
17 CDCs, and they really care about the
18 neighborhood and about the success of the
19 businesses, and I think it's important if
20 City Council was able to give us a little
21 help on that.

22 COUNCILWOMAN BASS: Very good.
23 Thank you.

24 MR. GUET: Thank you.

25 COUNCILMAN GREENLEE: Thank

1 3/13/13 - RULES - BILL 120821, etc.

2 you, Councilwoman.

3 Any other questions?

4 (No response.)

5 COUNCILMAN GREENLEE: Seeing
6 none, thank you, sir. Thank you for all
7 you do up there.

8 Ms. Marconi, I think we have
9 two other people on our list.

10 THE CLERK: Jo Ann Desper and
11 Kay Sykora.

12 (Witnesses approached witness
13 table.)

14 COUNCILMAN GREENLEE: Good
15 morning to both of you. Whoever would
16 like to start first, please state your
17 name and proceed.

18 MS. DESPER: Good morning,
19 Chairman Greenlee and members of the
20 Committee. My name is Jo Ann Desper.
21 I'm a volunteer with the Roxborough
22 Development Corporation. I'm the Vice
23 President of the Board, and I'm also a
24 Ridge Avenue property and business owner.
25 I have lived in the community for over 20

1 3/13/13 - RULES - BILL 120821, etc.
2 years, and I'm very involved in civic
3 improvement.

4 Today the community's goal is
5 to reinvigorate Ridge Avenue so that it
6 can once again function as a true focus
7 of a broad range of community life and
8 activities. The Roxborough Development
9 Corporation serves as the leader in
10 Roxborough's revitalization and has
11 spearheaded many initiatives that
12 Mr. Guet spoke about to improve Ridge
13 Avenue.

14 The BID is the RDC's primary
15 source of funding, and without it, the
16 RDC would not exist. Even though this is
17 a tough economy, the local businesses
18 continue to contribute to the BID in
19 order to revitalize Ridge Avenue and
20 support the Roxborough Development
21 Corporation's efforts.

22 There's approximately 289 small
23 to mid-sized businesses within the
24 District, and it's a wide range of
25 businesses, from grocery stores, coffee

1 3/13/13 - RULES - BILL 120821, etc.

2 shops, and discount shops, apartment
3 rentals, print shops and many more. We
4 provide a lot of services to these
5 businesses within our community that
6 include sidewalk cleaning, a street
7 ambassador program, graffiti removal,
8 marketing and business promotion,
9 business attraction and retention,
10 streetscape development, banners, trees
11 and other landscaping, directional
12 information and signage, facade programs,
13 community parks, bike racks, trash
14 receptacles, parking and public safety,
15 and all of these services supplement the
16 regular City services, but they do not
17 replace them.

18 We also have a transparency of
19 our information. All of our audits and
20 annual reports are submitted at the
21 conclusion of the yearly audit to city
22 and state elected officials. The
23 financial statements are also posted on
24 guidestar.org.

25 At our BIDAC meetings, the

1 3/13/13 - RULES - BILL 120821, etc.
2 financial statements are provided to
3 members. Budget and revenue and
4 expenses' pie charts are posted on the
5 website, and information is available to
6 members upon request.

7 I'd like you to take a minute
8 and try and imagine Ridge Avenue this
9 past year without the RDC. Twenty-five
10 thousand gallons of trash would still be
11 in the street. Over 100 graffiti
12 drawings would never have been removed.
13 The Foodery would have never opened on
14 Ridge Avenue. New sidewalks, banners,
15 trash receptacles, bike racks, planters,
16 and pedestrian lights would never have
17 been installed. Over a million dollars
18 in funding would have never been secured.
19 The Preservation Alliance, Beneficial
20 Foundation, McKesson Foundation, City Tax
21 Credit Program, Targeted Storefront
22 Improvement Program, and many other
23 dollars would never have come to
24 Roxborough. Without the BID, there is no
25 RDC, and without the RDC, Ridge Avenue

1 3/13/13 - RULES - BILL 120821, etc.
2 would lose its leader in quality
3 development.

4 We appreciate the assistance
5 that was provided by Councilman Jones'
6 office and request your support in
7 reauthorizing our request.

8 So thank you very much.

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

11 Ms. Sykora, and then if there's
12 any questions.

13 MS. SYKORA: Thanks, all, for
14 taking our testimony. But my name is Kay
15 Sykora. I have lived in Manayunk and
16 Roxborough since 1973. I am the founding
17 Director of Manayunk Development
18 Corporation, but currently I work as the
19 Director of the Schuylkill Project.

20 I think the most important
21 thing, before I go through the rest of
22 it, is that the most important thing
23 these groups do is convene resources for
24 the community. Roxborough and Manayunk
25 were listed in some of the media in the

1 3/13/13 - RULES - BILL 120821, etc.
2 last couple weeks as being the hottest
3 neighborhoods in the City. The
4 neighborhood benefits. The corridor is
5 the window to our community, and hence it
6 makes it very important to the community
7 at large.

8 So I've been working with
9 Roxborough Development Corporation for
10 several years in their efforts to
11 revitalize Ridge Avenue. The past year
12 I've been involved with RDC and neighbors
13 as an advocate for historical
14 preservation issues, planning efforts in
15 the neighborhood, and my strong support
16 for them is the fact -- as I said before,
17 it's their efforts to strengthen the
18 commercial corridor that also in turn
19 strengthens the neighborhood.

20 RDC has focused its economic
21 development, and the community has
22 supported this emphasis on Ridge Avenue.
23 Without RDC, all of Roxborough would be a
24 very different place. So I'm not going
25 to list all of the resources. You've

1 3/13/13 - RULES - BILL 120821, etc.
2 heard that from others, but I want to
3 shorten this, because I don't want to --
4 but I think one of the other things is by
5 having paid staff in place, not only is
6 it the resources they bring, but their
7 ability to facilitate between many
8 organizations within the community.

9 The RDC has detailed a
10 long-term vision for the entire two and a
11 half mile Ridge Avenue commercial
12 corridor, from Domino Lane to Main
13 Street. This vision includes economic
14 development opportunities that are
15 highlighted so the community can focus on
16 certain market niches, retail
17 recruitment, potential development sites,
18 and funding resources. The completion of
19 the streetscape this last year serves as
20 a recent milestone and actually is a
21 message to the community at large that
22 this neighborhood is open for business.

23 I strongly support that you
24 support the renewal for RDC and the BID.

25 Thank you.

1 3/13/13 - RULES - BILL 120821, etc.

2 COUNCILMAN GREENLEE: Thank
3 you. As I said, it's clear from being up
4 in Roxborough and in Manayunk what a
5 great job you all are doing. So thank
6 you.

7 (Thank you.)

8 COUNCILMAN GREENLEE: Any
9 questions or comments?

10 (No response.)

11 COUNCILMAN GREENLEE: Seeing
12 none, thank you both very much.

13 I understand, Ms. Marconi, we
14 have a couple other people who wish to
15 speak.

16 THE CLERK: Deborah Kiker and
17 Edmond Shinn.

18 COUNCILMAN GREENLEE: Please
19 come forward up here.

20 (Witnesses approached witness
21 table.)

22 COUNCILMAN GREENLEE: Good
23 morning, both of you. Please, whoever
24 would like to start, identify yourself
25 and proceed.

1 3/13/13 - RULES - BILL 120821, etc.

2 MS. KIKER: Good morning. My
3 name is Deborah Kiker. I am a lifetime
4 resident of Roxborough.

5 I only found out about this
6 Monday because I was surfing on your site
7 and ran across this information and was
8 kind of concerned, because in the
9 information, it says that residents --
10 notifications were sent. How are those
11 notifications sent out?

12 COUNCILMAN GREENLEE: Now, this
13 is a business improvement district. I
14 don't believe it goes to every resident
15 in the area. Hold one second.

16 MS. KIKER: Okay.

17 COUNCILMAN GREENLEE: I
18 understand it's sent out to all property
19 owners in the District. Now, do you
20 actually live in that district?

21 MS. KIKER: Yes, I do.

22 COUNCILMAN GREENLEE: In the
23 boundaries of the Roxborough Development?

24 MS. KIKER: Yes, I do. Now,
25 this affects -- does this affect

1 3/13/13 - RULES - BILL 120821, etc.
2 residential and commercial or just
3 commercial?

4 COUNCILMAN GREENLEE:
5 Commercial.

6 MS. KIKER: Okay.

7 COUNCILMAN GREENLEE: And
8 residents would not like be a voting
9 member of this.

10 MS. KIKER: So none of the
11 residential were sent notifications then?

12 COUNCILMAN GREENLEE: I'm
13 sorry. Say it one more time. I missed
14 it.

15 MS. KIKER: None of the
16 residents were sent notification of this,
17 just the commercials?

18 COUNCILMAN GREENLEE: I think
19 all property owners were sent, but it's
20 the businesses that are assessed.

21 COUNCILMAN GOODE:
22 Mr. Chairman?

23 COUNCILMAN GREENLEE: Yes.

24 COUNCILMAN GOODE: Within the
25 legislation it has a list of all those

1 3/13/13 - RULES - BILL 120821, etc.
2 owners that would be assessed. So those
3 people who will be assessed were sent
4 notification, as far as I know.

5 MS. KIKER: Okay. All right.
6 That was my question then. Thank you so
7 much.

8 MR. SHINN: Councilman
9 Greenlee, Councilman, my name is Edmond
10 Shinn.

11 I believe that Ms. Kiker is
12 highlighting an area that is problematic,
13 in that a number of the owners are
14 absentee owners and have not received
15 sufficient notice of their rights to
16 either contest or approve of the
17 continuation of this for another ten
18 years.

19 I've been contacted by a number
20 of property owners who feel that the
21 assessment fees that they pay are no
22 longer in their best interest. However,
23 reaching out to them and contacting them
24 has been something that I do not know how
25 effective it's been.

1 3/13/13 - RULES - BILL 120821, etc.

2 COUNCILMAN GREENLEE: Let me
3 ask you, sir, do you know -- I know you
4 referred to them as absentee owners.
5 Have they ever participated over these
6 ten years in the meetings or have they
7 ever expressed concerns to anyone; do you
8 know?

9 MS. SHINN: I can't speak for
10 everyone. I know that there's a large --
11 there's a core group of people who feel
12 very strongly that the improvement
13 district is not in the best interest of a
14 lot of property owners. The improvement
15 district is incredibly large. There's a
16 main corridor, which no one will contest
17 sees great benefit from the improvement
18 district. However, property owners in
19 outlying areas do not receive the same
20 benefits, and yet they're compelled to
21 pay annual assessment fees.

22 COUNCILMAN GREENLEE: Now,
23 they're not residents, so they own
24 businesses or they own --

25 MS. SHINN: I would

1 3/13/13 - RULES - BILL 120821, etc.

2 characterize them as affected property

3 owners --

4 COUNCILMAN GOODE: Mr.

5 Chairman?

6 MR. SHINN: -- in that they pay

7 the assessment fees.

8 COUNCILMAN GREENLEE:

9 Councilman Goode.

10 COUNCILMAN GOODE: Have you

11 read the bill?

12 MS. SHINN: I have.

13 COUNCILMAN GOODE: And you see

14 the list of owners within the bill?

15 MS. SHINN: Yes.

16 COUNCILMAN GOODE: How many

17 owners are there?

18 MS. SHINN: I believe

19 there's -- well, there's 258, or Bernard

20 would probably --

21 COUNCILMAN GOODE: And how many

22 are against it?

23 MS. SHINN: At this time?

24 COUNCILMAN GOODE: How many are

25 against it?

1 3/13/13 - RULES - BILL 120821, etc.

2 MS. SHINN: At this time,
3 there's 45 properties that are against
4 it.

5 COUNCILMAN GOODE: Of the 258?

6 MS. SHINN: That's correct.

7 COUNCILMAN GOODE: And so you
8 think that's a sufficient number to stop
9 it?

10 MS. SHINN: I think we've got
11 two weeks. I notified property owners
12 two weeks ago.

13 COUNCILMAN GOODE: And do you
14 realize that this is governed by state
15 law?

16 MS. SHINN: That the
17 improvement district?

18 COUNCILMAN GOODE: Yes.
19 Business improvement districts are
20 governed by state law.

21 MS. SHINN: Right. The bill --

22 COUNCILMAN GOODE: So there's a
23 specific number of people who have to buy
24 in in order for it to go forward.

25 MS. SHINN: Councilman, the

1 3/13/13 - RULES - BILL 120821, etc.
2 improvement district was formed many
3 years ago when Roxborough was going
4 through some changes. To renew it
5 automatically is --

6 COUNCILMAN GOODE: There's a
7 process that is governed by state law to
8 renew it. So it's not being renewed
9 automatically. It has to go through a
10 process that's governed by state law.

11 MS. SHINN: Is it not
12 problematic that you need to get 51
13 percent of the vote in order to not
14 continue it?

15 COUNCILMAN GOODE: That's the
16 state law.

17 MS. SHINN: Okay.

18 COUNCILMAN GOODE: We didn't
19 create that law.

20 MS. SHINN: I see that as a
21 problem, especially when the notice --

22 COUNCILMAN GOODE: Then you
23 should take it up with the State
24 Legislature.

25 MS. SHINN: Okay. Well, that

1 3/13/13 - RULES - BILL 120821, etc.
2 aside, I've received letters from 45
3 property owners who are against the
4 improvement district.

5 COUNCILMAN GOODE: Out of 258.

6 MS. SHINN: That's correct.
7 However, the initial letters that were
8 sent out, a large majority of them were
9 returned, because, as you know,
10 corporations own properties in
11 Roxborough. It's our belief that the
12 improvement district should not be a
13 mandatory thing placed on property
14 owners.

15 COUNCILMAN GREENLEE: Let me
16 just ask. You said they were returned.
17 Why?

18 MS. SHINN: Because if you own
19 a property in Roxborough but you're not
20 residing there or you're not living
21 there, the mail is returned.

22 COUNCILMAN GREENLEE: You mean
23 if the place was vacant?

24 MS. SHINN: The list of
25 property owners in the ordinance has the

1 3/13/13 - RULES - BILL 120821, etc.
2 owner's name and then the property
3 address, but in order to get in contact
4 with the actual property owner, you need
5 to do a tax record search to find out
6 where their office or their actual
7 residence is located.

8 So when these letters go out to
9 property owners, if they're not going to
10 the property owner's address, whether it
11 be an LLC or a mom and pop living in
12 Delaware County, they're not receiving
13 these notices.

14 COUNCILMAN GREENLEE: But
15 aren't the people, whoever is residing in
16 that property, you mean they don't give
17 it to the owner? If a notice comes to an
18 owner of a property, that whoever is a
19 tenant or whoever else is in that
20 property, you mean they just send it
21 back? They don't give it to the owner?

22 MS. SHINN: That was my
23 experience. I received over 100 letters
24 back out of the 250-some-odd letters that
25 were sent out.

1 3/13/13 - RULES - BILL 120821, etc.

2 COUNCILMAN GREENLEE: Letters
3 back from?

4 MS. SHINN: Return to sender,
5 addressed correctly to the property owner
6 listed in the ordinance.

7 COUNCILMAN GREENLEE: So I can
8 only assume then they don't get their tax
9 bill? They don't get anything? I mean,
10 it just seems strange that people -- I
11 would think a tenant would give an owner
12 mail that they receive. They just send
13 it back?

14 MR. SHINN: Of course.

15 COUNCILMAN GREENLEE: I'm not
16 saying nobody does. It just sounds kind
17 of strange that people would do that.

18 MR. SHINN: I think it's nice
19 to believe that a tenant would pass that
20 along. However, we can't assume the
21 relationship between the tenant and the
22 landlord, and tax bills are sent out
23 based on the address registered with the
24 tax division.

25 I'm simply here to testify that

1 3/13/13 - RULES - BILL 120821, etc.
2 there may be an inherent problem with the
3 notification process going out to the
4 property owners within the Roxborough
5 Improvement District.

6 COUNCILMAN GREENLEE: Well,
7 again, I think, as Councilman said, I
8 think that is based on the state law.

9 But Councilman Kenney.

10 COUNCILMAN KENNEY: Thank you
11 very much.

12 You represent property owners
13 that are opposed to this directly?

14 MS. SHINN: That's correct.

15 COUNCILMAN KENNEY: You're
16 their lawyer?

17 MS. SHINN: That's correct.

18 COUNCILMAN KENNEY: Give me an
19 example of like a client of yours. You
20 don't have to give me their name
21 necessarily, but what is their connection
22 to the property that they own in
23 Roxborough? I mean, how disconnected can
24 you be from a property that you don't get
25 mail, you don't -- I mean --

1 3/13/13 - RULES - BILL 120821, etc.

2 MS. SHINN: I represent a
3 number of property owners. There was a
4 core group that contacted me because they
5 felt that without having somebody to
6 reach out, that property owners who may
7 be against this would not have the
8 opportunity to voice their opinion.

9 COUNCILMAN KENNEY: Doesn't the
10 service district have an office?

11 MS. SHINN: Excuse me?

12 COUNCILMAN KENNEY: Doesn't the
13 service district have an office with a
14 staff?

15 MS. SHINN: Absolutely, but
16 according to the --

17 COUNCILMAN KENNEY: What would
18 stop one of your clients from driving
19 there, parking their car, and going in
20 and having a conversation with the people
21 who are running the district?

22 MS. SHINN: I can't answer that
23 question, but --

24 COUNCILMAN KENNEY: They know
25 they've been assessed for the past ten

1 3/13/13 - RULES - BILL 120821, etc.
2 years. They know they've been paying the
3 assessment. So if they're disaffected
4 with the assessment payment and the
5 service level, would they write a letter,
6 would they call the service district,
7 would they go visit them?

8 MS. SHINN: I can't speak on
9 behalf of other people.

10 COUNCILMAN KENNEY: No; just
11 your clients.

12 MS. SHINN: My clients felt
13 strongly enough to write a letter or to
14 reach out and say that they disapproved.

15 COUNCILMAN GREENLEE: To whom?
16 I'm sorry. Who did they write the letter
17 to?

18 MS. SHINN: They've addressed
19 the letters to the City Council.

20 COUNCILMAN KENNEY: No, no. My
21 point is, do they live far away? I
22 mean --

23 MS. SHINN: A number --

24 COUNCILMAN KENNEY: The people
25 you represent, I assume you know who they

1 3/13/13 - RULES - BILL 120821, etc.

2 are?

3 MS. SHINN: Sure. Yeah.

4 COUNCILMAN KENNEY: Where they
5 live?

6 MS. SHINN: Yes.

7 COUNCILMAN KENNEY: So an
8 example of a person that you represent,
9 do they live in Philadelphia or in the
10 region or are they from California or are
11 they from --

12 MS. SHINN: They're from all
13 over. There's a number --

14 COUNCILMAN KENNEY: That's
15 pretty -- I'm just trying to get an idea
16 of what the difficulty is in having
17 contact with the special service
18 district. Do they live in California?

19 MS. SHINN: The special
20 services being? I'm not familiar --

21 COUNCILMAN KENNEY: The office,
22 the people who -- Bernard, the people who
23 are there.

24 MS. SHINN: Why would they not
25 reach out --

1 3/13/13 - RULES - BILL 120821, etc.

2 COUNCILMAN KENNEY: Why would
3 they not reach out to them? Because
4 that's who they're paying the money to.

5 MS. SHINN: For which purpose?

6 COUNCILMAN KENNEY: To say, I'm
7 not happy with the service level, I don't
8 know what you guys do, could you explain
9 to me how you help me.

10 MS. SHINN: I've heard from a
11 number of people who felt that they had
12 already done that and that they felt
13 disgruntled about the fact that change
14 did not occur.

15 COUNCILMAN KENNEY: And how
16 long ago did they talk to the special
17 service district?

18 MS. SHINN: I can't answer that
19 question.

20 COUNCILMAN KENNEY: But these
21 are your clients. You must have had some
22 interface with your clients.

23 MS. SHINN: Of course.

24 COUNCILMAN KENNEY: So they
25 told you their complaints.

1 3/13/13 - RULES - BILL 120821, etc.

2 MR. SHINN: One of the clients
3 is my father. He owns a property along
4 the Ridge and he is out there every week
5 cleaning up trash in front of his place,
6 because there's a bus stop, and he's been
7 doing it for as long as I can remember.
8 Now, he was not one of the core people
9 who contacted me, but he agrees with what
10 we're trying to do.

11 COUNCILMAN KENNEY: Did he have
12 contact with the district?

13 MS. SHINN: He did not.

14 COUNCILMAN KENNEY: Well, how
15 would they know -- I mean, even us as
16 representatives of the public who pay
17 taxes, nothing is perfect, and when
18 people don't like the service, they get
19 on the phone and say, Yo, I got a pothole
20 in front of my house now for six months,
21 when are you going to fix it?

22 MS. SHINN: Of course.

23 COUNCILMAN KENNEY: Well, why
24 wouldn't your dad call the person he
25 sends the check to to say, This bus stop

1 3/13/13 - RULES - BILL 120821, etc.

2 is a mess, can you get somebody out here
3 to help clean it up?

4 MS. SHINN: I can't speak for
5 my father. You know, Councilpersons, the
6 overwhelming feeling of my constituents
7 is that they are being burdened by
8 ever-increasing costs of doing business.
9 We're going through a tough time in the
10 economy, as many of you know.

11 COUNCILMAN KENNEY: What type
12 of businesses are they doing?

13 MS. SHINN: They're small
14 businesses.

15 COUNCILMAN KENNEY: You're
16 being very --

17 MR. SHINN: Mechanics --

18 COUNCILMAN KENNEY: I just need
19 to know --

20 MS. SHINN: -- dry cleaners,
21 shoe repairmen, 7-Eleven owners, tax
22 accountants.

23 COUNCILMAN KENNEY: So all
24 these folks have opposed the paying --

25 MS. SHINN: That's correct.

1 3/13/13 - RULES - BILL 120821, etc.

2 COUNCILMAN KENNEY: And they
3 have opposed it in a letter to us?

4 MS. SHINN: I have the letters
5 with me here. They're due within 45 days
6 of when the final plan is released.

7 COUNCILMAN KENNEY: What I
8 would suggest is, because I don't think
9 you're going to win this argument, but
10 what I suggest is that you provide those
11 letters, instead of providing them to us,
12 you provide them to the special service
13 district folks so they can attempt to
14 address the complaints that your clients
15 have as opposed to trying to kill the
16 whole thing.

17 MS. SHINN: Councilman,
18 respectfully, my clients no longer want
19 to be forced to pay for something that
20 they do not believe in.

21 COUNCILMAN KENNEY: Believe in
22 or get service from?

23 MS. SHINN: Believe in and/or
24 they do not support. They don't believe
25 in it.

1 3/13/13 - RULES - BILL 120821, etc.

2 COUNCILMAN KENNEY: But they've
3 lost the argument, is what I'm saying.
4 Rather than continuing your disbelief,
5 perhaps it can be fixed and their service
6 concerns can be addressed if you share
7 the complaints with the special service
8 district as opposed to trying to kill the
9 district.

10 MS. SHINN: That will be the
11 next step. At this point --

12 COUNCILMAN KENNEY: What would
13 be the next stop?

14 MS. SHINN: -- if the property
15 owners' rights --

16 COUNCILMAN KENNEY: What would
17 be the next step?

18 MS. SHINN: To reach out to the
19 service district.

20 COUNCILMAN KENNEY: That should
21 have been the first step.

22 MS. SHINN: That's your
23 opinion.

24 COUNCILMAN KENNEY: My opinion
25 counts in this particular case.

1 3/13/13 - RULES - BILL 120821, etc.

2 MS. SHINN: And, sir, with all
3 due respect, I'm simply here as the voice
4 of people who have contacted me because
5 they feel that there is an issue.

6 COUNCILMAN KENNEY: I don't
7 intend to kill something based on unnamed
8 people who have unnamed complaints about
9 things they haven't expressed.

10 MR. SHINN: Respectfully, sir,
11 they're not unnamed.

12 COUNCILMAN KENNEY: Well --

13 MS. SHINN: I have letters here
14 signed, addressed --

15 COUNCILMAN KENNEY: They're in
16 your valise. I don't have them.

17 MS. SHINN: They're not due
18 yet, and the only way for me to keep an
19 accurate count of how many we have is for
20 me to collect them, because otherwise if
21 they're all sent --

22 COUNCILMAN KENNEY: If you have
23 copies, you should give them to Bernard
24 and he can get started addressing the
25 issues.

1 3/13/13 - RULES - BILL 120821, etc.

2 COUNCILMAN GREENLEE: And you
3 did say you represent 45?

4 MS. SHINN: I was hired by a
5 core group of property owners. I reached
6 out to other property owners and asked
7 them if they feel that they no longer
8 want to pay the annual assessment for the
9 Roxborough Improvement District, to write
10 a letter in disapproval in accordance
11 with the terms of the ordinance. Now --

12 COUNCILMAN GREENLEE: And how
13 many letters were written? How many do
14 you have?

15 MS. SHINN: There's 45
16 properties.

17 COUNCILMAN GREENLEE:
18 Forty-five, that's what I thought.

19 MS. SHINN: There's 45
20 properties, but this letter was sent out
21 less than two weeks ago.

22 Roxborough has benefited from
23 the Roxborough Development Corporation,
24 and they have done quality work.
25 However, property owners within

1 3/13/13 - RULES - BILL 120821, etc.
2 Roxborough are suffering on tough times.
3 With stormwater runoff fees going up,
4 with trash collection fees, with taxes on
5 the rise, this annual assessment is
6 heavily burdensome on small business
7 owners. Five hundred dollars a year for
8 many people is a large amount, especially
9 when you're a shoe repairman or a
10 mechanic or a dry cleaner, and per the
11 ordinance, they've got the opportunity to
12 voice their opinion.

13 COUNCILMAN GREENLEE: I
14 understand, but you did say 45 and there
15 was 258 affected properties. So, I mean,
16 my math is that's still 213 that has not
17 expressed, at least has not -- I won't
18 say they all support it, but they
19 certainly have not expressed, from what
20 you're saying, opposition to you, right?

21 MS. SHINN: Councilman, at this
22 time, we've got 45 properties, and the
23 way that the ordinance is written, it's
24 45 -- it's 51 percent of property owners.
25 Now, property owners in the district,

1 3/13/13 - RULES - BILL 120821, etc.
2 there's some property owners who own
3 numerous properties, but they still -- if
4 they're for it, they still count as one
5 vote, because it's property owners. So
6 unless each property is divided into an
7 LLC, the actual number of property owners
8 is going to be less than the number of
9 properties within the district.

10 COUNCILMAN GREENLEE: I don't
11 want to belabor this point. I know
12 Councilman Jones. But you said that a
13 lot of these were small businesses.

14 MS. SHINN: Correct.

15 COUNCILMAN GREENLEE: These
16 small businesses, they don't get the mail
17 at their location? I mean, I can see
18 some corporation in Boston maybe --

19 MS. SHINN: There's a lot of
20 mom-and-pop commercial residential --
21 multi-unit residential properties along
22 the Ridge.

23 COUNCILMAN GREENLEE: Right.

24 MS. SHINN: And when you send
25 them to that address, the tenants'

1 3/13/13 - RULES - BILL 120821, etc.
2 mailboxes are 1, 2, 3, 4 for the tenants
3 that the postal service is familiar with.
4 The property owner is not an addressee
5 that the postal service is going to be
6 familiar with and so it's going to be
7 return to sender.

8 My feelings are, after speaking
9 with people, not everyone has been made
10 aware of their right to disapprove of
11 renewing this for ten more years.

12 COUNCILMAN GREENLEE: And there
13 were two mailings, right? There have
14 been two mailings.

15 MS. SHINN: I understand.

16 COUNCILMAN GREENLEE: Okay. I
17 guess I just don't understand how a small
18 business wouldn't get the mail. You talk
19 about the shoe repair and that kind of
20 thing. They didn't get their mail?

21 MS. SHINN: Well, if you're a
22 person who owns an apartment building,
23 let's say you own one apartment
24 building --

25 COUNCILMAN GREENLEE: Let's

1 3/13/13 - RULES - BILL 120821, etc.
2 stick with this. You gave an example of
3 a shoe repairman and dry cleaner. Did
4 they get their mail; do you know?

5 MS. SHINN: They did.

6 COUNCILMAN GREENLEE: They did?
7 So their complaint isn't that they
8 weren't notified?

9 MS. SHINN: They did, but my
10 parents do not receive mail at their
11 apartment building. So how would other
12 apartment building owners receive mail at
13 theirs? If these letters are not going
14 out --

15 COUNCILMAN GREENLEE: The
16 tenants give it to them.

17 MS. SHINN: If the letters are
18 not going out to the address listed on
19 the tax information for the property, the
20 owners are not guaranteed to receive it.
21 There's LLCs in Delaware where all mail
22 goes through a corporate designee.
23 That's where these letters need to go.
24 Property owners do have a right to voice
25 their approval or disapproval.

1 3/13/13 - RULES - BILL 120821, etc.

2 There's many people, as you've
3 seen, who feel that the Roxborough
4 Development Corp does great things. I'm
5 not trying to have that argument. I
6 simply am here because property owners
7 are entitled to their voice on whether or
8 not to approve or disapprove of ten more
9 years of paying an annual assessment fee
10 that comes out of their pocket. To send
11 it to the resident address listed in the
12 ordinance is improper.

13 COUNCILMAN GREENLEE: What's
14 the address of, say, your parents'
15 property, just so I'm clear on this?
16 What's the address of that?

17 MS. SHINN: You know,
18 Councilman, I'd be happy to discuss
19 something else, but --

20 COUNCILMAN KENNEY: Apartment
21 building address?

22 COUNCILMAN GREENLEE: You said
23 your parents own an apartment building.

24 MS. SHINN: Sure. They haven't
25 consented to me giving their address out.

1 3/13/13 - RULES - BILL 120821, etc.

2 I don't --

3 COUNCILMAN GOODE: Mr.

4 Chairman?

5 COUNCILMAN GREENLEE:

6 Councilman Jones. Councilman Jones.

7 COUNCILMAN JONES: I'll let --

8 COUNCILMAN GREENLEE:

9 Councilman Goode.

10 COUNCILMAN GOODE: If 80
11 percent of the property owners are for
12 it, what should we do?

13 MR. SHINN: If 80 percent of
14 the property owners are for it, it should
15 be reinstated for ten more years.

16 COUNCILMAN GOODE: Okay. If 70
17 percent of the property owners are for
18 it, what should we do?

19 MS. SHINN: If any less than 51
20 percent are not against it, it should be
21 reinstated for ten years according to the
22 law.

23 COUNCILMAN GOODE: Okay. Thank
24 you.

25 COUNCILMAN GREENLEE:

1 3/13/13 - RULES - BILL 120821, etc.

2 Councilman Jones.

3 COUNCILMAN JONES: Thank you
4 for coming in. At the end of the day,
5 when we did this the first time, I recall
6 opposition to the BID, citing similar
7 issues of taxation, burdensome. Since
8 that time, what I know is, I was up there
9 last Saturday, Saturday past, at the
10 first eco car wash ever. Across the
11 street from it, a brand new Wawa that is
12 there.

13 This BID has created vitality
14 in an area that could have gone the other
15 way. I don't know whether each
16 individual business feels the same way
17 about the benefit of the BID's
18 involvement, but as the Councilman of
19 record, I see its tangible improvements.

20 So I agree with your premise
21 that each property owner should have a
22 voice. That voice should be recorded. I
23 do also note that Councilman cited that
24 this is a state law that we are here to
25 administer, but at the end of the day,

1 3/13/13 - RULES - BILL 120821, etc.
2 even you don't argue the benefit to that
3 commercial corridor and to the City of
4 Philadelphia. And you can go up and down
5 that corridor and see that they've
6 maintained a delicate balance with big
7 corporations, some of whom are absentee,
8 and family-owned businesses that for
9 generations have owned properties and run
10 businesses on that corridor. That to me
11 is the prototype for other commercial
12 corridors around the City, and I say that
13 on authority having worked with over 100
14 of them in my past.

15 So nothing is going to be
16 totally perfect, but it is better than it
17 was and it is not -- it is head and
18 shoulders above some others that I've had
19 the fortune of being involved with.

20 So, Chairman, I would move for
21 its successful passage.

22 COUNCILMAN GREENLEE: Thank
23 you, sir.

24 Any other questions, comments
25 for this gentleman?

1 3/13/13 - RULES - BILL 120821, etc.

2 I think, Ms. Fegley, did you
3 want to just clarify something?

4 MS. FEGELY: Sure.

5 COUNCILMAN GREENLEE: Please.
6 Please approach. Just identify yourself.
7 You know how this works. Identify
8 yourself and proceed.

9 (Witness approached witness
10 table.)

11 MS. FEGELY: Thank you,
12 Councilman. I'm Karen Fegely, the
13 Director of Office of Neighborhood
14 Economic Development for the Philadelphia
15 Department of Commerce.

16 I just wanted to provide a
17 little clarity regarding the mailings and
18 the addresses used.

19 The bill lists the properties
20 that are included within the District and
21 the commercial properties that will be
22 assessed. However, the mailing
23 addresses -- I mean, that's not the list
24 we use -- well, the Roxborough
25 Development Corporation uses to send out

1 3/13/13 - RULES - BILL 120821, etc.
2 the mailings and the notifications. So
3 they use -- they started with an OPA
4 address list, and over the last ten years
5 of sending out the assessment notices and
6 the bills, they are always updating that
7 address to try to reach the property
8 owner at their current mailing address.

9 So I just wanted to provide
10 clarification on that.

11 COUNCILMAN GREENLEE: Thank
12 you.

13 Any --

14 COUNCILMAN KENNEY: Just one.

15 COUNCILMAN GREENLEE:

16 Councilman Kenney.

17 COUNCILMAN KENNEY: Let me just
18 clarify your clarification. The mail
19 gets sent to the property owner?

20 MS. FEGELY: Yes.

21 COUNCILMAN KENNEY: Not just to
22 the location where the property exists?

23 MS. FEGELY: Right.

24 COUNCILMAN KENNEY: So if this
25 gentleman or his parents or some of the

1 3/13/13 - RULES - BILL 120821, etc.
2 people he represents in his core group,
3 your contention is that they receive
4 information from the district at their
5 residence?

6 MS. FEGELY: At their proper
7 mailing address.

8 COUNCILMAN KENNEY: So it's not
9 just the property they own in Roxborough;
10 they get it if they live in Delaware
11 County?

12 MS. FEGELY: Correct.

13 COUNCILMAN KENNEY: Thank you.

14 COUNCILMAN GREENLEE: Thank
15 you.

16 Any other questions or
17 comments?

18 (No response.)

19 COUNCILMAN GREENLEE: Seeing
20 none, thank you.

21 Is there anyone else here to
22 testify on this bill?

23 (No response.)

24 COUNCILMAN GREENLEE: Seeing
25 none, that concludes our hearing of the

1 3/13/13 - RULES - BILL 120821, etc.

2 Rules Committee. We'll now go into the
3 public meeting.

4 Councilman Kenney, Bill No.
5 130080.

6 COUNCILMAN KENNEY: Thank you,
7 Mr. Chairman. I move that Bill No.
8 130080 be reported out of the Committee
9 with a favorable recommendation and a
10 request made for rules suspension to
11 allow first reading at our next Council
12 session.

13 (Duly seconded.)

14 COUNCILMAN GREENLEE: It's been
15 moved and seconded.

16 All in favor?

17 (Aye.)

18 COUNCILMAN GREENLEE: Motion
19 carries and Bill No. 130080 is reported
20 out of the Committee favorably with a
21 rules suspension.

22 Councilman Kenney.

23 COUNCILMAN KENNEY: Thank you,
24 Mr. Chairman. I move the approval of the
25 two amendments that were associated with

1 3/13/13 - RULES - BILL 120821, etc.

2 Bill No. 130060 and ask for their
3 approval.

4 (Duly seconded.)

5 COUNCILMAN GREENLEE: It's been
6 moved and seconded for the amendments.

7 All in favor?

8 (Aye.)

9 COUNCILMAN GREENLEE: Opposed?
10 (No response.)

11 COUNCILMAN GREENLEE: Hearing
12 none, the amendments are approved.

13 Councilman Kenney.

14 COUNCILMAN KENNEY: Thank you,
15 Mr. Chairman. I move that Bill No.
16 130060, as amended, be reported out of
17 this Committee with a favorable
18 recommendation and a request made for
19 rules suspension to allow first reading
20 at our next Council session.

21 (Duly seconded.)

22 COUNCILMAN GREENLEE: It's been
23 moved and seconded.

24 All in favor?

25 (Aye.)

1 3/13/13 - RULES - BILL 120821, etc.

2 COUNCILMAN GREENLEE: Opposed?

3 (No response.)

4 COUNCILMAN GREENLEE: Hearing

5 none, Bill No. 130060, as amended,

6 reported out favorably with a rules

7 suspension.

8 Councilman Kenney.

9 COUNCILMAN KENNEY: Thank you,

10 Mr. Chairman. I move the approval of the

11 amendments to Bill No. 120821 as

12 circulated.

13 (Duly seconded.)

14 COUNCILMAN GREENLEE: It's been

15 moved and seconded on the amendments.

16 All in favor?

17 (Aye.)

18 COUNCILMAN GREENLEE: Opposed?

19 (No response.)

20 COUNCILMAN GREENLEE: Hearing

21 none, the amendments are approved.

22 Councilman Kenney.

23 COUNCILMAN KENNEY: Thank you,

24 Mr. Chairman. I move that Bill No.

25 120821, as amended, be reported out of

1 3/13/13 - RULES - BILL 120821, etc.
2 this Committee with a favorable
3 recommendation and a request made for
4 rules suspension to allow first reading
5 at our next Council session.

6 (Duly seconded.)

7 COUNCILMAN GREENLEE: It's been
8 moved and seconded.

9 All in favor?

10 (Aye.)

11 COUNCILMAN GREENLEE: Opposed?

12 (No response.)

13 COUNCILMAN GREENLEE: Hearing
14 none, Bill No. 120821, as amended, is
15 reported out of this Committee favorably
16 with a rules suspension.

17 That concludes the business of
18 the Rules Committee today.

19 Thank you all for your
20 participation.

21 (Committee on Rules concluded
22 at 11:10 a.m.)

23 - - -

24

25

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

CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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

A ability 38:7 able 24:17 31:20 absentee 42:14 43:4 68:7 Absolutely 25:14 51:15 accommodate 24:22 accountants 56:22 accurate 59:19 accurately 76:5 acknowledged 13:18 Act 16:5 active 18:11,21 activities 5:5 33:8 actual 48:4,6 62:7 additions 8:3 address 25:6 48:3 48:10 49:23 57:14 62:25 64:18 65:11,14 65:16,21,25 70:4,7,8 71:7 addressed 49:5 52:18 58:6 59:14 addressee 63:4 addresses 69:18 69:23 addressing 59:24 adjacent 7:18 12:15 administer 67:25 adopt 7:20 advocate 37:13 affect 40:25 afford 12:25 13:8 Agnes 3:14,23 4:14 ago 26:12,13 45:12 46:3 54:16 60:21 agree 67:20 Agreed 29:6	agreement 15:20 agrees 55:9 ahead 6:5 29:20 Alliance 20:6 35:19 allow 13:16 72:11 73:19 75:4 allowed 25:8 alluded 30:16 ambassador 34:7 amend 1:16,20 2:18 6:10 9:12 amended 9:10 73:16 74:5,25 75:14 amending 6:15,18 amendment 9:6 10:14 18:3 amendments 72:25 73:6,12 74:11,15,21 amends 3:12 amount 61:8 and/or 57:23 76:22 Ann 32:10,20 annual 34:20 43:21 60:8 61:5 65:9 anonymously 18:24 answer 4:21 5:14 6:4 9:14 13:23 28:19 51:22 54:18 apartment 34:2 63:22,23 64:11 64:12 65:20,23 apologize 11:12 applicant 9:9 apply 76:20 appreciate 31:13 36:4 approach 69:6 approached 2:24 16:16 32:12 39:20 69:9	appropriate 9:2 approval 12:11 64:25 72:24 73:3 74:10 approve 13:14 42:16 65:8 approved 4:19 9:6 13:18 16:3 73:12 74:21 approving 15:13 approximately 8:18 33:22 area 1:18,21 2:21 6:13,18,20 8:8 15:4 24:9 25:3 29:8 40:15 42:12 67:14 areas 1:17,21 2:20 6:12 43:19 argue 68:2 argument 57:9 58:3 65:5 art 20:23,25 21:2 article 26:7 aside 47:2 asked 4:13 60:6 asking 12:10 assess 15:24 assessed 41:20 42:2,3 51:25 69:22 assessment 15:17 15:25 18:18,23 42:21 43:21 44:7 52:3,4 60:8 61:5 65:9 70:5 assistance 30:5 36:4 assisted 7:24 10:11 associated 72:25 association 4:13 15:13 17:15,18 assume 49:8,20 52:25 Attached 3:18,20 attempt 57:13	attention 2:4 8:17 14:8 22:2 attraction 34:9 audit 34:21 audits 34:19 authority 24:17 25:5 26:9 68:13 authorizing 15:18 15:22 automatically 46:5,9 available 35:5 Avenue 1:18,18 1:19 6:14,14,15 6:20,21,22 7:10 8:20,24 9:9 10:3 15:5,6,8 18:9 19:2,7,25 21:25 22:20 23:14 26:19 27:2,4,6 32:24 33:5,13 33:19 35:8,14 35:25 37:11,22 38:11 AVI 23:22 avoid 26:9 aware 63:10 Aye 72:17 73:8,25 74:17 75:10 a.m 1:7 75:22 B B 1:13 back 48:21,24 49:3,13 bad 31:6 balance 28:20,25 29:9,11 68:6 banners 34:10 35:14 based 18:20 49:23 50:8 59:7 basically 12:25 Bass 1:10 21:21 23:12 29:16,17 30:12,13 31:22 beautiful 20:8	begun 12:19 behalf 12:8 15:19 52:9 belabor 62:11 belief 47:11 believe 10:7 12:9 13:7,19 18:2 40:14 42:11 44:18 49:19 57:20,21,23,24 Belmont 1:18 6:13,20 7:10 8:19,24 9:9 Beneficial 35:19 benefit 43:17 67:17 68:2 benefited 60:22 benefits 37:4 43:20 Bernard 16:15 17:4 44:19 53:22 59:23 Bernstein 24:15 best 42:22 43:13 better 13:11 22:18 68:16 beyond 15:3 BID 33:14,18 35:24 38:24 67:6,13 BIDAC 34:25 BID's 67:17 big 68:6 bike 34:13 35:15 bill 1:14,16,20 2:16,17 3:1,2,9 3:12 4:1,17,19 5:1,25 6:1,8,9 6:24 7:1,7,9,14 7:20 8:1 9:1,5 9:12 10:1 11:1 12:1 13:1 14:1 14:19,23,24 15:1 16:1,11,21 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1
---	--	--	---	---

26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1,11,14 45:1 45:21 46:1 47:1 48:1 49:1,9 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1,19 70:1 71:1,22 72:1,4,7 72:19 73:1,2,15 74:1,5,11,24 75:1,14 bills 2:13 49:22 70:6 blocks 15:6 BLONDELL 1:13 Board 32:23 BOBBY 1:11 Boston 62:18 boundaries 40:23 bounded 1:18,21 2:21 6:13,20 branches 23:2 brand 67:11 Brett 5:22 brief 12:9 bring 38:6 brings 27:18 broad 1:22 2:22 3:15 4:12 33:7 Brown 1:13 2:9 27:12,14,15,25 28:22,24 29:5 29:12 Budget 35:3 building 8:22 63:22,24 64:11 64:12 65:21,23	built 8:19 bunking 28:9 burdened 56:7 burdensome 61:6 67:7 bus 55:6,25 business 17:14 18:11 20:13 32:24 34:8,9 38:22 40:13 45:19 56:8 61:6 63:18 67:16 75:17 businesses 17:17 18:7,13,19 19:23 22:23,24 31:19 33:17,23 33:25 34:5 41:20 43:24 56:12,14 62:13 62:16 68:8,10 buy 45:23 C California 53:10 53:18 call 16:13 52:6 55:24 called 11:19 campus 7:21 13:3 capital 23:4 car 51:19 67:10 care 7:24 13:3 25:20,23 31:17 carries 72:19 case 7:19 58:25 cats 23:8 CDC 21:8 22:4 26:23 CDCs 31:17 Center 3:25 certain 1:17,21 2:20 6:12,22 15:6 16:5 38:16 certainly 12:21 61:19 CERTIFICATE	76:2 certification 76:19 CERTIFY 76:3 certifying 76:23 Chair 1:9 2:7 Chairman 3:4 7:2 9:25 17:3,9 22:11 29:22 32:19 41:22 44:5 66:4 68:20 72:7,24 73:15 74:10,24 change 4:11 5:5 9:11 54:13 changed 20:2 changes 19:8 46:4 changing 1:17,20 2:19 6:11 characterize 44:2 charts 35:4 check 55:25 Children 20:23 Children's 4:3 churches 20:15 CINDY 1:10 circulated 74:12 circumstances 26:10 cited 67:23 citing 67:6 city 1:2,6 3:8 4:16 7:5 8:21 9:3 10:3 13:18 15:20 17:23 19:13 22:19 23:6 31:20 34:16,21 35:20 37:3 52:19 68:3 68:12 civic 8:16,20 17:15,17 33:2 clarification 70:10,18 clarify 69:3 70:18 clarity 69:17 classification 3:17	7:12 clean 21:14 25:20 56:3 cleaner 61:10 64:3 cleaners 56:20 cleaning 34:6 55:5 clear 39:3 65:15 CLERK 2:17 3:2 5:22 6:9 14:11 14:24 16:15 32:10 39:16 client 50:19 clients 51:18 52:11,12 54:21 54:22 55:2 57:14,18 close 8:24 CMX3 3:18 coalition 23:14 Code 4:9 6:16 12:21,22 coffee 33:25 collect 59:20 collection 61:4 combination 22:22 come 18:5 20:25 35:23 39:19 comes 48:17 65:10 coming 20:21 67:4 comments 39:9 68:24 71:17 Commerce 4:2 15:19 18:15 29:24 69:15 commercial 3:19 20:2 22:17 23:4 23:16 29:25 30:7,19 37:18 38:11 41:2,3,5 62:20 68:3,11 69:21 commercials	41:17 Commission 3:8 4:17 5:9 7:6 8:21 9:4 10:16 Committee 1:3 2:5,8 3:5 7:3 9:20 10:2 12:7 13:20 17:4 18:4 18:6,10,22 21:22 22:12 32:20 72:2,8,20 73:17 75:2,15 75:18,21 Committee's 2:12 community 10:17 16:4 27:19 28:4 28:21 32:25 33:7 34:5,13 36:24 37:5,6,21 38:8,15,21 community's 33:4 compelled 43:20 complaint 64:7 complaints 54:25 57:14 58:7 59:8 completion 38:18 complied 10:18 compromise 10:15 concern 26:6 concerned 40:8 concerns 43:7 58:6 concluded 75:21 concludes 4:20 71:25 75:17 conclusion 34:21 concurred 8:22 conditions 6:23 16:6 configured 13:4 congratulated 22:6 Congressman 19:14 connection 50:21 consented 65:25
--	--	--	---	---

consider 5:6 28:5 Consideration 27:23 considerations 27:19 28:4 considered 4:17 constituents 56:6 constructed 12:20 contact 20:14 48:3 53:17 55:12 contacted 42:19 51:4 55:9 59:4 contacting 42:23 contained 76:5 contention 71:3 contest 42:16 43:16 continuation 42:17 continue 13:10 33:18 46:14 continued 24:2 continuing 1:14 13:3,12 14:25 15:8 58:4 contribute 33:18 control 25:17 76:22 convene 36:23 conversation 51:20 copies 17:19 59:23 copy 18:2 core 43:11 51:4 55:8 60:5 71:2 Corp 65:4 corporate 64:22 corporation 15:10,11,21,23 17:6,13 32:22 33:9 36:18 37:9 60:23 62:18 69:25 corporations 47:10 68:7	Corporation's 33:21 correct 11:4 13:21 45:6 47:6 50:14,17 56:25 62:14 71:12 76:8 correctly 49:5 corridor 20:2 21:14 37:4,18 38:12 43:16 68:3,5,10 corridors 22:13 22:17,19 23:4 23:17 30:2,8,19 68:12 cost 15:16 costs 56:8 Council 1:2 7:8 13:14 31:20 52:19 72:11 73:20 75:5 Councilman 1:9 1:10,11,11,12 1:12 2:2,7,8,8 2:10 4:23,25 5:2 5:11,13,18,24 6:3 9:16,21,23 9:24 10:22,23 11:4,5,21 12:2 13:9,19,21,24 14:5,9,15,21 16:7,10,18 19:12 21:18,25 22:8,9,10,16 23:19 24:3,4 26:17,22 27:5,9 27:13 29:6,14 29:17,19,21 30:10,11,16 31:25 32:5,14 36:5,9 39:2,8,11 39:18,22 40:12 40:17,22 41:4,7 41:12,18,21,23 41:24 42:8,9 43:2,22 44:4,8,9	44:10,13,16,21 44:24 45:5,7,13 45:18,22,25 46:6,15,18,22 47:5,15,22 48:14 49:2,7,15 50:6,7,9,10,15 50:18 51:9,12 51:17,24 52:10 52:15,20,24 53:4,7,14,21 54:2,6,15,20,24 55:11,14,23 56:11,15,18,23 57:2,7,17,21 58:2,12,16,20 58:24 59:6,12 59:15,22 60:2 60:12,17 61:13 61:21 62:10,12 62:15,23 63:12 63:16,25 64:6 64:15 65:13,18 65:20,22 66:3,5 66:6,6,7,8,9,10 66:16,23,25 67:2,3,18,23 68:22 69:5,12 70:11,14,15,16 70:17,21,24 71:8,13,14,19 71:24 72:4,6,14 72:18,22,23 73:5,9,11,13,14 73:22 74:2,4,8,9 74:14,18,20,22 74:23 75:7,11 75:13 Councilmember 3:10 20:14 Councilpersons 56:5 Councilwoman 1:10,13,13 2:9 9:19 11:7,8,20 21:21 23:12,13 24:5,6,12 26:2,5	26:16,18,20 27:3,7,12,14,15 27:25 28:22,24 29:5,12,15,16 29:17 30:12,13 31:22 32:2 count 59:19 62:4 counts 58:25 County 48:12 71:11 couple 26:11,13 37:2 39:14 course 29:5,6 49:14 54:23 55:22 cover 26:25 27:2 covers 26:23 create 10:17 46:19 created 67:13 Credit 35:21 cross-promoted 23:16 current 12:22 70:8 currently 3:22 13:6 36:18 Curtis 1:12 19:12	29:9,9,10 68:6 Department 17:23 18:15 29:25 69:15 Design 8:16,20 designation 15:8 designations 1:17 1:21 2:20 6:12 designee 64:22 Desper 32:10,18 32:20 36:10 detailed 38:9 develop 27:16 developer 28:13 development 3:6 7:4 11:16 15:9 15:21,23 17:6 17:13 19:5 28:3 28:12,20 32:22 33:8,20 34:10 36:3,17 37:9,21 38:14,17 40:23 60:23 65:4 69:14,25 dialogue 26:8 different 23:2 37:24 difficulty 53:16 dignified 10:13 dinner 24:13 direct 76:22 directional 34:11 directly 50:13 Director 3:6 7:4 15:19 17:5 36:17,19 69:13 disaffected 52:3 disapproval 60:10 64:25 disapprove 63:10 65:8 disapproved 52:14 disbelief 58:4 disconnected 50:23 discount 34:2
--	--	---	---	---

discuss 65:18 discussions 28:2 disgruntled 54:13 district 1:15,15 1:15 3:18,19,21 4:15 6:17 7:14 7:18 8:10 11:11 11:14,16,19 12:12,19 15:2,3 15:12,13,14,18 15:22,25 23:12 23:13 33:24 40:13,19,20 43:13,15,18 45:17 46:2 47:4 47:12 50:5 51:10,13,21 52:6 53:18 54:17 55:12 57:13 58:8,9,19 60:9 61:25 62:9 69:20 71:4 districts 45:19 divided 62:6 division 3:6,7 4:5 7:4,5 49:24 doing 17:7 28:14 31:14 39:5 55:7 56:8,12 dollars 35:17,23 61:7 Domino 38:12 drawings 35:12 driving 51:18 dry 56:20 61:10 64:3 due 57:5 59:3,17 Duly 72:13 73:4 73:21 74:13 75:6 Dupont 25:15,19 dwindling 30:22 E earlier 30:18 easy 29:3 eco 67:10	economic 16:4 19:5 37:20 38:13 69:14 economy 33:17 56:10 Edgley 1:18 6:15 6:21 Edmond 39:17 42:9 effective 42:25 efforts 33:21 37:10,14,17 eight 17:11 either 42:16 elected 34:22 emphasis 37:22 employees 13:7 encouraged 31:3 enjoyed 24:8 enormously 20:3 enthusiastically 10:20 23:25 entire 29:8 38:10 entitled 6:16 65:7 EOP 13:18 equal 11:2 especially 46:21 61:8 estimated 15:16 events 20:20 everybody 20:17 20:17 ever-increasing 56:8 evidence 76:4 exact 26:11 example 11:18 50:19 53:8 64:2 excited 23:17 exclusively 6:19 Excuse 51:11 execute 15:20 executed 13:17 Executive 17:5 exempt 7:15 exemption 8:13 exhibit 9:12	exist 33:16 existence 23:25 existing 3:16 4:2 7:11 8:2,3,10 exists 70:22 expenses 35:4 experience 24:16 48:23 experienced 5:14 explain 54:8 expressed 43:7 59:9 61:17,19 extended 6:15,22 F facade 19:19 34:12 facilitate 38:7 facilities 8:2,11 facility 10:8 13:3 fact 13:17 37:16 54:13 familiar 53:20 63:3,6 Family 12:18 family-owned 22:23 68:8 far 42:4 52:21 fast 28:14 father 55:3 56:5 Fattah 19:14 favor 17:12 72:16 73:7,24 74:16 75:9 favorable 72:9 73:17 75:2 favorably 72:20 74:6 75:15 February 3:11 4:18 9:4 federal 23:5 fee 16:2 65:9 feel 25:12 42:20 43:11 59:5 60:7 65:3 feeling 56:6 feelings 63:8	feels 67:16 fees 15:17 42:21 43:21 44:7 61:3 61:4 feet 7:19 8:23,25 Fegely 69:4,11,12 70:20,23 71:6 71:12 Fegley 69:2 Feldman 5:22 felt 51:5 52:12 54:11,12 Fighters 4:7 figure 24:21 figuring 31:8 final 14:23 57:6 financial 34:23 35:2 find 48:5 Fine 5:11 finishing 21:5 first 2:16 9:18 16:11,13 17:10 21:20 29:18 32:16 58:21 67:5,10 72:11 73:19 75:4 five 19:4,7 21:13 61:7 fix 55:21 fixed 58:5 flavor 12:10 flowers 25:21 focus 33:6 38:15 focused 8:17 37:20 folks 56:24 57:13 follow 26:14 29:4 food 28:14 Foodery 35:13 foot 8:19 forced 57:19 Ford 1:18 6:14,21 foregoing 76:7,19 forget 20:25 formed 23:14 46:2	former 3:14 formerly 11:15 fortune 68:19 Forty-five 60:18 forward 39:19 45:24 found 40:5 Foundation 35:20 35:20 founding 36:16 four-story 8:4 franchise 22:22 free 25:24 front 7:16 55:5,20 frontages 8:13 fully 76:5 function 23:9 33:6 functioning 22:5 funding 19:10 33:15 35:18 38:18 further 18:25 G gallons 35:10 generally 15:4 generations 68:9 gentleman 21:13 68:25 70:25 getting 31:8 give 31:20 48:16 48:21 49:11 50:18,20 59:23 64:16 given 27:18 giving 5:14 65:25 glad 30:20 go 5:5 21:7 29:20 36:21 45:24 46:9 48:8 52:7 64:23 68:4 72:2 goal 33:4 goes 18:18 20:16 40:14 64:22 going 2:13 10:25 17:20,24 19:13
--	--	--	--	---

20:10,21,22,24 25:12 37:24 46:3 48:9 50:3 51:19 55:21 56:9 57:9 61:3 62:8 63:5,6 64:13,18 68:15 good 2:2 3:3 6:25 10:6 11:8 12:6 13:10 14:16 16:18 17:2 24:6 27:15 31:22 32:14,18 39:22 40:2 Goode 1:10 2:8 10:5 22:15,16 41:21,24 44:4,9 44:10,13,16,21 44:24 45:5,7,13 45:18,22 46:6 46:15,18,22 47:5 66:3,9,10 66:16,23 gotten 12:10 governed 45:14 45:20 46:7,10 government 23:3 graffiti 21:10,11 34:7 35:11 grant 19:22 20:5 great 14:15 26:3 39:5 43:17 65:4 greening 22:25 Greenlee 1:9 2:2 3:4 4:23 5:13,18 5:24 6:3 7:2 9:16 10:22 11:5 11:21 12:2 13:21,24 14:5,9 14:15,21 16:7 16:18 17:3 21:18 22:8 24:3 26:17,22 27:5,9 27:13 29:14,19 30:10 31:25 32:5,14,19 36:9 39:2,8,11,18,22	40:12,17,22 41:4,7,12,18,23 42:9 43:2,22 44:8 47:15,22 48:14 49:2,7,15 50:6 52:15 60:2 60:12,17 61:13 62:10,15,23 63:12,16,25 64:6,15 65:13 65:22 66:5,8,25 68:22 69:5 70:11,15 71:14 71:19,24 72:14 72:18 73:5,9,11 73:22 74:2,4,14 74:18,20 75:7 75:11,13 grocery 33:25 group 43:11 51:4 60:5 71:2 groups 36:23 guaranteed 64:20 guess 6:4 63:17 Guet 16:15 17:2,5 22:7 23:18 24:10 25:14 26:4,13,25 27:23 28:7,23 29:2,10,13 31:13,24 33:12 Guide 20:11,12 guidestar.org 34:24 guys 54:8	head 68:17 Health 4:6 healthcare 13:2 13:12 hear 9:22 17:20 26:14 heard 16:12 38:2 54:10 hearing 16:21 17:10,11 21:24 71:25 73:11 74:4,20 75:13 heavily 61:6 held 30:17 help 5:3 20:7 23:23 31:21 54:9 56:3 Henon 1:11 2:9 herding 23:8 highlighted 38:15 highlighting 42:12 hired 60:4 historical 37:13 history 8:5 Hold 40:15 holidays 22:14 Home 19:13 homeowner 20:7 Honorable 10:5 hope 10:21 Hospital 3:14 4:3 4:5,6 hospitals 11:17 hottest 37:2 hour 24:18 hours 25:15,24 house 7:11,21,22 10:2 12:8 28:9 28:12 55:20 hundred 61:7 hurdle 28:6	16:24 39:24 69:6,7 imagine 35:8 immediate 8:8 important 21:2,6 31:19 36:20,22 37:6 importantly 10:4 improper 65:12 improve 33:12 improvement 1:15 15:2,12 16:5 22:4 33:3 35:22 40:13 43:12,14,17 45:17,19 46:2 47:4,12 50:5 60:9 improvements 15:15 67:19 include 4:3 7:25 34:6 included 69:20 includes 15:4 38:13 including 15:14 17:14 19:11 incredibly 43:15 independent 7:23 indicated 12:13 individual 22:23 67:16 individuals 23:20 information 2:12 20:19 31:10 34:12,19 35:5 40:7,9 64:19 71:4 inherent 50:2 initial 47:7 initiatives 33:11 Inquirer 26:12 28:11 INS 12:12 inspired 30:20 installed 35:17 institutional 6:17	7:13 8:6,7,9 11:15 12:16,17 intend 59:7 interest 42:22 43:13 interface 54:22 internet 20:18,19 intersect 15:7 introduced 3:10 7:7 17:16 investing 19:24 invited 18:6 29:7 involved 28:18 33:2 37:12 68:19 involvement 29:24 30:7 67:18 issue 24:14 25:4,6 27:21 28:8 59:5 issues 37:14 59:25 67:7
J				
JAMES 1:12 January 7:8 Jefferson 4:4 Jo 32:10,20 job 39:5 jobs 19:6 Johnson 1:11 3:10 16:10 Jones 1:12 2:10 9:22,23,24 11:4 13:9 19:12 22:2 22:9,10 23:19 29:7,18,21 30:16 36:5 62:12 66:6,6,7 67:2,3 Joyce 14:12 Jr 1:10,12 10:6 judge 5:10				
K				
K 1:9 Karen 69:12 Kay 32:11 36:14				

keep 59:18	6:24,25 7:3 9:17	lights 19:18 25:22	M	2:22 3:15
Kelsen 9:22 12:3	11:13,24 12:13	35:16	magnificent	McKesson 35:20
12:6,7 13:22	14:3	limit 25:2	27:17	mean 23:10 25:10
14:2,7,13	L	limited 24:24	mail 47:21 49:12	47:22 48:16,20
Kenney 1:12 2:7	L 76:14	31:15	50:25 62:16	49:9 50:23,25
4:25 5:2,11 50:9	land 1:17,21 2:20	line 29:3	63:18,20 64:4	52:22 55:15
50:10,15,18	3:22 6:12	list 2:14 14:10	64:10,12,21	61:15 62:17
51:9,12,17,24	landlord 49:22	15:14 32:9	70:18	69:23
52:10,20,24	landscaping	37:25 41:25	mailboxes 63:2	means 76:21
53:4,7,14,21	19:17 25:21	44:14 47:24	mailing 69:22	mechanic 61:10
54:2,6,15,20,24	34:11	69:23 70:4	70:8 71:7	Mechanics 56:17
55:11,14,23	Lane 38:12	listed 36:25 49:6	mailings 63:13,14	media 36:25
56:11,15,18,23	large 8:4 37:7	64:18 65:11	69:17 70:2	Medicine 4:2
57:2,7,21 58:2	38:21 43:10,15	lists 69:19	main 15:5 21:4	medium 21:2
58:12,16,20,24	47:8 61:8	little 31:20 69:17	24:8 26:18,23	meet 8:11
59:6,12,15,22	Lastly 7:19	live 40:20 52:21	27:2 38:12	meeting 4:18 8:16
65:20 70:14,16	late 11:9	53:5,9,18 71:10	43:16	9:4 18:16 72:3
70:17,21,24	law 16:22 17:22	lived 32:25 36:15	maintained 68:6	meetings 30:17
71:8,13 72:4,6	45:15,20 46:7	living 10:11 47:20	majority 47:8	34:25 43:6
72:22,23 73:13	46:10,16,19	48:11	manage 23:24	member 5:8 9:19
73:14 74:8,9,22	50:8 66:22	LLC 3:23 4:14	managed 19:16	21:21 41:9
74:23	67:24	48:11 62:7	23:21	members 3:4 7:2
KENYATTA	lawyer 50:16	LLCs 64:21	Management	9:25 12:7 17:3
1:11	leader 33:9 36:2	local 33:17	15:12	18:11 22:11
Kiker 39:16 40:2	leads 20:12	located 1:18,21	Manayunk 26:24	23:11,23 32:19
40:3,16,21,24	legislation 41:25	2:21 3:14 6:13	36:15,17,24	35:3,6
41:6,10,15 42:5	Legislature 46:24	7:10 48:7	39:4	mentality 22:21
42:11	lemonade 31:7	location 9:2 62:17	mandated 16:22	mention 16:20
kill 57:15 58:8	lemons 31:7	70:22	mandatory 47:13	mentioned 17:9
59:7	Lenhardt 14:12	long 8:5 24:20	Maps 1:17,20	merchants 30:4
Kim 14:11	letter 52:5,13,16	25:8 54:16 55:7	2:19 3:13 6:11	Mercy 4:6
kind 40:8 49:16	57:3 60:10,20	longer 3:23 4:10	March 1:7 18:5	mess 56:2
63:19	letters 17:16,19	42:22 57:18	Marconi 2:11	message 38:21
Kindred 4:6	47:2,7 48:8,23	60:7	5:20 6:6 14:10	met 17:22 18:4
kinds 23:22	48:24 49:2	long-term 38:10	14:22 16:13	23:11
know 10:19 18:17	52:19 57:4,11	look 6:4 22:20	32:8 39:13	Methodist 4:5
21:25 42:4,24	59:13 60:13	looking 28:14	MARIAN 1:13	MICHELE 76:14
43:3,3,8,10 47:9	64:13,17,23	lose 36:2	market 38:16	mid 20:9
51:24 52:2,25	let's 63:23,25	lost 58:3	marketing 34:8	mid-sized 33:23
54:8 55:15 56:5	level 52:5 54:7	lot 19:8 21:9,9	Master 7:20,25	Mifflin 1:21 2:21
56:10,19 62:11	levels 7:23	22:17 25:16,17	9:7,10 12:11	mile 38:11
64:4 65:17 67:8	Leverington	25:18,20 28:15	13:4,15	milestone 38:20
67:15 69:7	25:16,17	30:2 31:11,14	matching 7:16	million 19:5
knowing 28:5	levied 15:17	34:4 43:14	materials 12:14	35:17
known 7:11 11:15	life 10:12 33:7	62:13,19	math 61:16	minute 35:7
Kramer 3:2,3,5	lifetime 40:3	lots 24:23	matter 4:10 76:7	missed 41:13
4:24 5:3,8,12,19			McKean 1:22	Mixed 3:19

mom 48:11 mom-and-pop 62:20 Monday 40:6 money 23:5,6,7 30:23 54:4 month 20:22 months 55:20 Monument 1:18 6:14,21 morning 2:3 3:3 6:25 11:9 12:6 16:19 17:2 24:7 27:16 32:15,18 39:23 40:2 Motion 72:18 move 68:20 72:7 72:24 73:15 74:10,24 moved 25:2 72:15 73:6,23 74:15 75:8 multi-unit 62:21 MURPHY 76:14	neighborhoods 37:3 neighbors 37:12 never 35:12,13,16 35:18,23 new 8:4,11,18 9:8 35:14 67:11 newspaper 28:10 nice 24:9 49:18 niches 38:16 nonprofit 15:10 18:14 non-conforming 12:23 northwest 30:19 note 10:24 67:23 noted 8:20 notes 76:6 notice 42:15 46:21 48:17 noticeable 22:3 notices 48:13 70:5 notification 41:16 42:4 50:3 notifications 40:10,11 41:11 70:2 notified 45:11 64:8 number 8:6 12:16 18:18 20:20 21:24 22:13 23:16 42:13,19 45:8,23 51:3 52:23 53:13 54:11 62:7,8 numerous 62:3	officials 34:22 Ogontz 23:14 Okay 6:4,5 29:19 40:16 41:6 42:5 46:17,25 63:16 66:16,23 old 11:18 older 28:12 once 5:9 6:4 33:6 on-street 24:24 OPA 70:3 open 38:22 opened 35:13 opinion 51:8 58:23,24 61:12 opportunities 38:14 opportunity 11:2 12:25 13:9 31:4 51:8 61:11 opposed 50:13 56:24 57:3,15 58:8 73:9 74:2 74:18 75:11 opposition 61:20 67:6 order 2:13 23:3 33:19 45:24 46:13 48:3 ordinance 1:14,16 1:20 2:18 6:10 14:25 47:25 49:6 60:11 61:11,23 65:12 organization 18:15 organizations 38:8 organize 20:20 outlying 43:19 overnight 3:24 overwhelming 56:6 owned 3:22 68:9 owner 17:14,17 18:8,12 32:24 48:4,17,18,21	49:5,11 63:4 67:21 70:8,19 owners 15:18,24 40:19 41:19 42:2,13,14,20 43:4,14,18 44:3 44:14,17 45:11 47:3,14,25 48:9 50:4,12 51:3,6 56:21 58:15 60:5,6,25 61:7 61:24,25 62:2,5 62:7 64:12,20 64:24 65:6 66:11,14,17 owner's 48:2,10 owns 55:3 63:22	paying 52:2 54:4 56:24 65:9 payment 52:4 pays 22:2 PCDC 30:6 pedestrian 19:17 35:16 Penn 11:18 Pennsylvania 1:6 15:10 people 17:11 18:7 18:17,21 19:6 25:7,7,11 28:16 32:9 39:14 42:3 43:11 45:23 48:15 49:10,17 51:20 52:9,24 53:22,22 54:11 55:8,18 59:4,8 61:8 63:9 65:2 71:2 percent 18:21,23 46:13 61:24 66:11,13,17,20 percentage 18:19 18:20 perfect 55:17 68:16 period 16:23 17:22 person 5:14 53:8 55:24 63:22 Peter 12:7 Philadelphia 1:2 1:6,17,20 2:18 3:7,13,16 4:4,16 6:10 7:5 17:23 21:7 22:19 28:11 29:24 53:9 68:4 69:14 phone 55:19 pick 21:12 pie 35:4 piece 20:16 place 26:3,9 37:24 38:5 47:23 55:5 placed 47:13
N				P
name 17:4 32:17 32:20 36:14 40:3 42:9 48:2 50:20 naturally 20:13 near 10:3 necessarily 50:21 necessary 14:14 necessitates 4:11 need 21:16 28:20 28:20,21 30:24 46:12 48:4 56:18 64:23 neighbor 4:12 10:5,6 13:10 neighborhood 1:15 15:2,11 20:5 21:7,10 31:18 37:4,15 37:19 38:22 69:13				paid 38:5 paper 26:7 parents 64:10 65:14,23 70:25 park 24:17,22 25:8 parked 24:25 parking 24:14,16 24:23,24 25:5,7 25:15,16,16,18 25:19,24 26:7,8 27:22 28:6 34:14 51:19 parks 34:13 participated 18:9 19:9 43:5 participation 75:20 particular 22:2 58:25 partly 3:18,19 pass 49:19 passage 10:21 68:21 patients 3:24 pay 42:21 43:21 44:6 55:16 57:19 60:8
	O			
	objections 76:4 obstacles 23:23 occur 54:14 offer 20:25 office 19:11 24:11 36:6 48:6 51:10 51:13 53:21 69:13			

plan 7:20,25 9:7 9:10 11:2 12:12 13:4,15,19 15:14 16:3 57:6 planning 3:7,8 4:16 7:6 8:21 9:3 10:16 37:14 plant 25:21 planters 35:15 pleasant 25:10 please 2:4,15,16 6:7 14:22 16:24 27:12 32:16 39:18,23 69:5,6 pocket 65:10 point 8:22 52:21 58:11 62:11 pop 48:11 population 10:10 13:12 portion 15:7 postal 63:3,5 posted 34:23 35:4 potential 38:17 pothole 55:19 power 31:11 precautions 27:20 predecessor 12:21 premise 67:20 present 1:9 3:24 9:20 16:12 21:22 presented 17:12 preservation 20:6 35:19 37:14 President 32:23 pretty 53:15 previous 21:23 primarily 11:16 primary 33:14 print 34:3 probably 44:20 problem 46:21 50:2 problematic 42:12 46:12	proceed 12:5 13:16 16:25 32:17 39:25 69:8 proceedings 76:4 process 46:7,10 50:3 program 4:7 19:19 34:7 35:21,22 programs 34:12 project 10:20 19:10,13 36:19 projects 23:4 promote 23:15 promotion 34:8 proper 71:6 properties 45:3 47:10 60:16,20 61:15,22 62:3,9 62:21 68:9 69:19,21 property 3:25 4:13 7:10,15 12:15,19 15:17 15:24,25 17:14 17:17 18:8,12 18:14 20:8 32:24 40:18 41:19 42:20 43:14,18 44:2 45:11 47:3,13 47:19,25 48:2,4 48:9,10,16,18 48:20 49:5 50:4 50:12,22,24 51:3,6 55:3 58:14 60:5,6,25 61:24,25 62:2,5 62:6,7 63:4 64:19,24 65:6 65:15 66:11,14 66:17 67:21 70:7,19,22 71:9 proposed 4:11 8:18 15:15 prototype 68:11	provide 23:9 34:4 57:10,12 69:16 70:9 provided 10:11 35:2 36:5 provider 13:11 providing 7:23 15:16 30:2,4 57:11 provisions 4:9 16:4 public 34:14 55:16 72:3 76:15 purpose 6:17 7:14 8:9 11:10,13 54:5 put 19:16,17 25:21 putting 20:23	reached 60:5 reaching 42:23 read 2:15 6:7 14:22 24:15 28:9 44:11 reading 26:6 72:11 73:19 75:4 realize 45:14 really 12:15 20:16 30:20 31:3,8,11 31:17 reauthorizing 36:7 recall 67:5 receive 43:19 49:12 64:10,12 64:20 71:3 received 42:14 47:2 48:23 receiving 48:12 receptacles 34:14 35:15 recessions 23:21 recommendation 72:9 73:18 75:3 recommended 4:19 9:5 record 2:6 9:18 12:5 16:9 21:20 48:5 67:19 recorded 67:22 recruitment 38:17 redo 19:16 20:7 referred 43:4 reflect 9:18 16:10 21:20 regard 6:19 regarding 6:18 69:17 region 23:15 53:10 registered 49:23 regular 34:16 Regulations 6:19 reinstated 66:15	66:21 reinvigorate 33:5 relating 15:22 relationship 49:21 released 57:6 remain 4:14 remapping 12:11 12:24 remember 26:21 55:7 remiss 29:22 30:8 removal 34:7 removed 35:12 renew 46:4,8 renewal 38:24 renewed 46:8 renewing 63:11 renovated 19:21 rentals 34:3 repair 63:19 repairman 61:9 64:3 repairmen 56:21 replace 34:17 reported 72:8,19 73:16 74:6,25 75:15 reporter 76:23 reports 34:20 represent 18:11 22:21 50:12 51:2 52:25 53:8 60:3 Representative 20:15 representatives 55:16 represented 18:22 represents 71:2 reproduction 76:20 request 13:13 35:6 36:6,7 72:10 73:18 75:3
---	---	--	---	---

requested 9:11 requirement 7:17 8:12 residence 48:7 71:5 resident 40:4,14 65:11 residential 3:17 3:20 7:13,18 12:18 41:2,11 62:20,21 residentially 4:15 residents 13:6 17:15 28:18 40:9 41:8,16 43:23 residing 47:20 48:15 Resource 20:11 20:12 resources 30:3,22 30:24 31:10,15 36:23 37:25 38:6,18 respect 59:3 respectfully 9:11 13:13 57:18 59:10 response 5:17,23 6:2 11:25 14:4 14:20 32:4 39:10 71:18,23 73:10 74:3,19 75:12 rest 36:21 restaurant 28:14 restaurants 24:13 restrictive 7:17 result 8:15 retail 38:16 retention 34:9 retirees 7:24 return 49:4 63:7 returned 47:9,16 47:21 revenue 35:3 reverse 2:13	Review 8:16,20 revitalization 33:10 revitalize 33:19 37:11 Reynolds 1:13 2:9 27:14 rezone 7:9 rezoning 3:13 8:8 13:8,14 richness 27:18 Ridge 15:5,6,8 18:8,25 19:7,25 21:25 22:20 26:19 27:2,4,6 32:24 33:5,12 33:19 35:8,14 35:25 37:11,22 38:11 55:4 62:22 right 4:10 11:3 20:6 26:24 27:6 27:7 28:8 29:8 42:5 45:21 61:20 62:23 63:10,13 64:24 70:23 rights 42:15 58:15 rise 61:5 Road 1:18 6:14 6:21 role 23:20 Room 1:6 Roxborough 1:15 14:25 15:9,21 15:23 17:6,13 20:9 24:8 32:21 33:8,20 35:24 36:16,24 37:9 37:23 39:4 40:4 40:23 46:3 47:11,19 50:4 50:23 60:9,22 60:23 61:2 65:3 69:24 71:9 Roxborough's 33:10	RPR-Notary 76:15 RSA1 7:12 12:17 RSA5 3:17,20 rules 1:3 2:5 3:1,5 4:1 5:1 6:1 7:1,3 8:1 9:1 10:1 11:1 12:1 13:1 13:15 14:1 15:1 16:1 17:1,4 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1,2 72:10,21 73:1 73:19 74:1,6 75:1,4,16,18,21 run 68:9 running 51:21 runoff 61:3 S SAFETEAU 19:14 safety 34:14 sat 18:16 Saturday 67:9,9 saying 27:3 30:9 31:5 49:16 58:3 61:20 says 5:10 40:9 school 20:24 21:3 schools 22:25	Schuylkill 36:19 search 48:5 second 16:21 17:10 40:15 seconded 72:13 72:15 73:4,6,21 73:23 74:13,15 75:6,8 secured 35:18 see 10:15 21:8,9 30:20 44:13 46:20 62:17 67:19 68:5 Seeing 5:18 6:6 12:2 14:5,21 32:5 39:11 71:19,24 seen 22:3 65:3 sees 43:17 send 48:20 49:12 62:24 65:10 69:25 sender 49:4 63:7 sending 70:5 sends 55:25 senior 10:9 sent 40:10,11,18 41:11,16,19 42:3 47:8 48:25 49:22 59:21 60:20 70:19 series 30:17 serves 33:9 38:19 service 51:10,13 52:5,6 53:17 54:7,17 55:18 57:12,22 58:5,7 58:19 63:3,5 services 34:4,15 34:16 53:20 session 72:12 73:20 75:5 setback 7:16 8:12 8:25 9:8 10:17 share 31:10 58:6 Shinn 39:17 42:8 42:10 43:9,25	44:6,12,15,18 44:23 45:2,6,10 45:16,21,25 46:11,17,20,25 47:6,18,24 48:22 49:4,14 49:18 50:14,17 51:2,11,15,22 52:8,12,18,23 53:3,6,12,19,24 54:5,10,18,23 55:2,13,22 56:4 56:13,17,20,25 57:4,17,23 58:10,14,18,22 59:2,10,13,17 60:4,15,19 61:21 62:14,19 62:24 63:15,21 64:5,9,17 65:17 65:24 66:13,19 shoe 56:21 61:9 63:19 64:3 shoppers 25:25 shopping 24:8 25:11 shops 34:2,2,3 shorten 38:3 shoulders 68:18 show 9:7 12:15 shows 13:4 sides 15:5 sidewalk 19:16 34:6 sidewalks 35:14 signage 34:12 signed 59:14 similar 67:6 simply 49:25 59:3 65:6 Simpson 7:11,21 7:22 10:2 12:8 Single 3:18,20 12:18 sir 16:19,24 21:19 32:6 43:3 59:2 59:10 68:23
---	---	---	---	---

site 8:5 40:6 sites 38:17 six 17:7 19:4 55:20 small 33:22 56:13 61:6 62:13,16 63:17 small-town 22:21 smiling 28:7 snow 25:23 somebody 51:5 56:2 sorry 11:9 27:24 29:20 41:13 52:16 sort 31:5 sounds 49:16 source 33:15 South 3:15 4:12 speak 39:15 43:9 52:8 56:4 speaking 63:8 spearheaded 33:11 special 6:17 7:14 8:9 11:10,13 15:25 53:17,19 54:16 57:12 58:7 specific 45:23 spite 23:21,22,22 spoke 33:12 sponsor 16:11 spot 5:6,10 25:2 SP-INS 6:16 7:13 8:9 11:19 square 8:18 St 3:14,23 4:14 staff 5:9 31:16 38:5 51:14 stages 10:12 stakeholders 22:24 start 32:16 39:24 started 59:24 70:3 state 16:22 20:14 23:6 32:16	34:22 45:14,20 46:7,10,16,23 50:8 67:24 statement 21:15 30:15 statements 34:23 35:2 Steering 18:4,6 18:10,22 stenographic 76:6 step 58:11,17,21 stick 64:2 stop 24:10 45:8 51:18 55:6,25 58:13 Storefront 35:21 storefronts 19:20 stores 33:25 stormwater 61:3 story 24:20 26:11 strange 49:10,17 street 1:22,22,22 1:22 2:22,22,22 2:23 3:15,15 4:7 4:12 8:13,23,25 15:5 19:10 21:4 24:9,18 26:18 26:23 27:2 34:6 35:11 38:13 67:11 streets 15:7 streetscape 34:10 38:19 strengthen 37:17 strengthens 37:19 strong 37:15 strongly 38:23 43:12 52:13 structure 8:19 9:8 12:24 structures 8:3,4 submit 9:12 submitted 12:14 34:20 submitting 10:25 13:20 success 24:2	31:18 successful 68:21 suffering 61:2 sufficient 42:15 45:8 suggest 57:8,10 supervision 76:22 supplement 34:15 support 10:20 17:16 18:25 23:25 33:20 36:6 37:15 38:23,24 57:24 61:18 supportable 8:14 supported 19:4,9 37:22 supporting 20:4 supportive 5:4 sure 11:11 17:24 25:18,22 28:22 53:3 65:24 69:4 surfing 40:6 survive 23:24 suspend 13:15 suspension 72:10 72:21 73:19 74:7 75:4,16 Sykora 32:11 36:11,13,15 System 4:6	11:7,8,20 24:5,6 24:12 26:2,5,16 26:20 27:7 Tasco's 23:13 tax 35:20 48:5 49:8,22,24 56:21 64:19 taxation 67:7 taxes 55:17 61:4 technical 10:14 30:4,24 tell 11:10 26:10 ten 19:20,25 42:17 43:6 51:25 63:11 65:8 66:15,21 70:4 tenant 4:8 48:19 49:11,19,21 tenants 4:3 62:25 63:2 64:16 term 29:6 termination 15:3 terms 6:23 16:5 24:17 60:11 testify 3:9 5:25 7:6 14:10,19 17:25 28:17 49:25 71:22 testimony 4:20 11:12 17:12,19 36:14 thank 4:23 5:12 5:12,19 9:16,24 10:22 11:5,20 11:21 13:24 14:6,7,16,17 16:7 21:18 22:7 22:10 23:18 24:3,7 26:4,16 27:8,9 29:12,13 29:14 30:10,13 31:23,24,25 32:6,6 36:8,9 38:25 39:2,5,7 39:12 42:6 50:10 66:23	67:3 68:22 69:11 70:11 71:13,14,20 72:6,23 73:14 74:9,23 75:19 Thanks 36:13 theirs 64:13 thing 36:21,22 47:13 57:16 63:20 things 30:25 31:14 38:4 59:9 65:4 think 10:25 14:13 21:23,24 24:20 25:11 26:23 27:4 29:18 30:5 31:11,19 32:8 36:20 38:4 41:18 45:8,10 49:11,18 50:7,8 57:8 69:2 Thomas 4:4 thought 60:18 thousand 35:10 three 23:2 ticket 24:19 25:3 25:13 time 30:21 41:13 44:23 45:2 56:9 61:22 67:5,8 times 61:2 title 2:15 6:7 today 10:15 14:23 16:12 17:18,20 33:4 75:18 Todd 24:15 told 54:25 total 18:23 totally 68:16 tough 33:17 56:9 61:2 tour 29:7 Town 19:13 transcript 76:8,20 transparency 34:18
---	--	--	---	--

trash 21:9,11,12 34:13 35:10,15 55:5 61:4 treating 3:23 trees 19:17 34:10 true 33:6 76:7 try 35:8 70:7 trying 53:15 55:10 57:15 58:8 65:5 turn 37:18 Twenty-five 35:9 two 8:4 17:18,25 25:15,24 28:16 32:9 38:10 45:11,12 60:21 63:13,14 72:25 type 27:19 56:11 types 28:4 U unanimously 18:24 understand 24:25 39:13 40:18 61:14 63:15,17 unintelligible 17:25 universities 11:17 University 4:5 11:18 unnamed 59:7,8 59:11 updating 70:6 use 3:19,24 8:6 12:23 20:17 69:24 70:3 uses 4:8 8:7 12:17 69:25 utilized 30:3 V vacant 47:23 valise 59:16 valuable 23:9 various 7:23 10:12 venerable 12:16	version 11:14 Vice 2:7 32:22 vision 38:10,13 visit 52:7 vitality 67:13 voice 51:8 59:3 61:12 64:24 65:7 67:22,22 volunteer 32:21 vote 46:13 62:5 voted 18:24 voting 41:8 W W 1:10 waiting 17:22 Wall 4:7 want 10:19,24 16:9 24:21 25:10 38:2,3 57:18 60:8 62:11 69:3 wanted 30:14 31:2 69:16 70:9 wants 20:17 War 4:7 Ward 10:3 warranted 8:10 wash 67:10 Wawa 67:11 way 10:13 13:4 23:15 27:17 59:18 61:23 67:15,16 website 35:5 Wednesday 1:7 week 21:14 28:11 30:18 55:4 weeks 26:11,13 37:2 45:11,12 60:21 weren't 64:8 we'll 9:22 72:2 we're 2:12 17:20 20:22 55:10 56:9 we've 22:3 31:5,7	45:10 61:22 wide 33:24 William 1:9 3:5 7:3 Williams 14:11 Wilson 1:10 10:5 22:15 win 57:9 window 37:5 wise 5:8 wish 39:14 wishes 5:25 witness 2:24,24 16:14,16,16 32:12 39:20 69:9,9 Witnesses 32:12 39:20 wonderful 24:13 29:23 work 25:22 31:9 36:18 60:24 worked 10:9 22:16 68:13 working 22:24 23:2 30:3 37:8 works 69:7 wouldn't 55:24 63:18 write 52:5,13,16 60:9 writing 21:16 written 60:13 61:23 Y Yeah 25:14 53:3 year 20:10 35:9 37:11 38:19 61:7 yearly 34:21 years 7:25 10:7 10:10 17:8 19:4 19:4,8,20,25 22:17 33:2 37:10 42:18 43:6 46:3 52:2	63:11 65:9 66:15,21 70:4 yesterday 23:11 yielding 19:21 Yo 55:19 Z zoned 4:15 12:17 13:2 zoning 1:17,17,20 1:21 2:19,19 3:13,16 4:9,11 5:4,7,10 6:11,11 6:16 7:12 12:21 \$ \$30,000 20:5 \$500,000 19:11 \$600,000 19:22 \$62 19:5 1 1 63:2 10:10 1:7 100 7:25 35:11 48:23 68:13 100-and-some 22:18 11:10 75:22 12.5 8:23 120821 1:14 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1,24 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1	55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1,11,25 75:1,14 13 1:7 130060 1:16 6:9 7:7,15 9:6,13 14:19 73:2,16 74:5 130080 1:20 2:17 3:9,12 4:17 72:5 72:8,19 14-404 6:16 14-404(3) 6:18 148-year-old 10:8 15 18:9,11,12,21 15th 1:22 2:23 18 18:11 1800 20:9 28:13 1899 12:20 19th 4:18 9:5 1973 36:16 2 2 63:2 20 8:25 32:25 20-foot 9:8 2013 1:7 3:11 4:18 7:8 9:5 18:5 2101 7:10 213 61:16 220 13:7 25 7:19 25-foot 8:12 250-some-odd 48:24 258 44:19 45:5 47:5 61:15 280 18:7 289 33:22 3 3 63:2
--	---	--	--	--

3/13/13 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 30 18:20,23 31st 7:8 325 13:6 4 4 63:2 4th 18:5 40 17:16 400 1:6 45 45:3 47:2 57:5 60:3,15,19 61:14,22,24 45-day 16:23 17:21 5 51 46:12 61:24 66:19 52 18:6 52nd 10:3 6 6th 3:11	60 19:20 600 19:6 7 7-Eleven 56:21 70 66:16 7220 15:6 8 80 66:10,13 80,000 8:18 800,000 19:15 9 977 19:14			
---	--	--	--	--