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COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC HEARING AND MEETING
BEFORE THE COUNCIL COMMITTEE ON RULES

4

- - -
Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, 12/5/01
10:30 a.m.
- - -

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BILL 010557 - Re Frankford Special Services
District Controls

9

BILL 010647 - Re redevelopment of New
Kensington-Fishtown Urban Renewal Area

10

BILL 010648 - Re Model Cities Urban Renewal Area

11

BILL 010649 - Re Cecil B. Moore Avenue Urban
Renewal Area

12

BILL 010690 - Requiring sponsors of a "planned
event" held in any premises to obtain a permit for
such event.

15

(Full text of all bills attached hereto.)

16

17

PRESENT: COUNCIL PRESIDENT VERNA, Chair
COUNCILMAN JAMES F. KENNEY, Vice Chair
COUNCILMAN DARRELL L. CLARKE
COUNCILMAN DAVID COHEN
COUNCILMAN FRANK DICICCO
COUNCILMAN MICHAEL A. NUTTER
COUNCILMAN FRANK RIZZO

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Eleven Penn Center, Suite 600
Philadelphia, PA 19103
(215) 561-2220

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2 COUNCILMAN KENNEY: Good morning, ladies
3 and gentlemen. Thank you for your patience. I'm
4 waiting for the Rules Committee to obtain a quorum.
5 Could we please have silence in the room.
6 Thank you.

7 We now have a quorum present:
8 Councilmember Nutter, Council President Verna
9 Councilman DiCicco, Councilmember Clarke,
10 Councilmember Cohen, and myself, Chair of the
11 committee today, Councilmember Kenny.

12 The first bill is Bill No. 010557, which
13 is an ordinance amending Title 14 of the
14 Philadelphia Code relating to zoning and planning by
15 amending Chapter 14-1600, entitled "Miscellaneous,"
16 by adding a new Section 14-1623, entitled "Frankford
17 Special Services District Controls," under certain
18 terms and conditions.

19 (Witness comes forward.)

20 COUNCILMAN KENNEY: Let the record also
21 reflect that Councilmember DiCicco is also present
22 today.

23 Press identify yourself for the record and
24 proceed with your testimony.

25 MR. LOMBARDO: Good morning, Councilman

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2 Kenney and members of the Rules Committee. My name
3 is Richard Lombardo, and I'm Deputy Executive
4 Director of the Philadelphia City Planning
5 Commission. I'm here today to testify on Bill No.
6 010557.

7 This bill was introduced by Councilman
8 Mariano on November 30, 2001. This bill amends the
9 Zoning Code by adding a new Section to be known as
10 1416-23, entitled "Frankford Special Services
11 District Controls" to the Zoning Code. This new
12 section of the zoning code would establish certain
13 zoning controls for commercially-zoned properties
14 fronting on Frankford Avenue between Torresdale
15 Avenue and Brill Street.

16 Under this ordinance, the following uses
17 would be prohibited in this section of Frankford
18 Avenue: Automobile repair shops, service stations,
19 installation of automobile parts, sales of
20 automobile parts, car wash, automobile sales and
21 sales lot, fortune teller establishment, hand
22 laundry, outdoor sales and storage, drive-through
23 restaurant, and regulated uses.

24 The following uses would be prohibited
25 only from the ground floor of buildings in this

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2 area: Central heating plant, dwelling units, water
3 boosters or sewer substations.

4 The following zoning controls would also
5 be established: All sides must be attached flat
6 against the wall of the building. This amendment to
7 the code was proposed by Councilman Mariano in
8 conjunction with the enactment of the Frankford
9 Special Services District, which was approved by
10 Council on April 18, 2001.

11 The Planning Commission at its meeting of
12 November 15, 2001 recommended that Bill No. 010557
13 be approved.

14 I would be happy to answer any questions
15 anybody would have.

16 COUNCILMAN KENNEY: Thank you very much.

17 Any questions for these witnesses?

18 COUNCILMAN KENNEY: Is there anyone else
19 to testify on this bill?

20 (No response.)

21 COUNCILMAN KENNEY: Thank you very much.

22 The next bill is Bill No. 010647, which is
23 an ordinance amending an ordinance approved June 13,
24 1997 as amended, which approved the redevelopment
25 proposal, the urban renewal plan, and the relocation

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2 plan of the Redevelopment Authority of the City of
3 Philadelphia for the redevelopment of the New
4 Kensington Fishtown Urban Renewal Area.

5 Please identify yourself for the record.
6 for the record and proceed.

7 MR. WETZEL: My name is Herbert Wetzel,
8 Executive Director of the Philadelphia Redevelopment
9 Authority.

10 Mr. Chairman and members of the committee,
11 I'm here to speak in support of Bill No. 010647,
12 which is the third amendment to the redevelopment
13 proposal and the third amended urban renewal plan
14 for the New Kensington and Fishtown redevelopment
15 area and the New Kensington-Fishtown Urban Renewal
16 Area. This bill would authorize the acquisition of
17 five properties for the following two projects:

18 Wesley Wei Home Ownership Project. Three
19 properties are to be acquired on behalf of the New
20 Kensington Community Development Corporation. These
21 properties will be combined with adjacent City-owned
22 properties to create a site for the Wesley Wei Home
23 Ownership Project. This project will consist of
24 four units of housing marketed to moderate-income
25 families. The acquisition cost is estimated to be

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2 \$14,093 and will be paid for by the Office of
3 Housing and Community Development.

4 The second acquisition is a acquisition on
5 behalf of Ken Gassman. Two properties will be
6 acquired on behalf of Mr. Gassman, who owns the
7 adjacent structure and lives on the street across
8 from these lots. They will be maintained as green
9 space. The acquisition cost of these two properties
10 is estimated to be \$25,450 and will be paid for by
11 the developer, Mr. Gassman.

12 The Planning Commission, at their meeting
13 of May 24, 2001, reviewed and approved this
14 amendment, and the Redevelopment Authority believes
15 the community will be enhanced by it.

16 Mr. Chairman and members of the committee,
17 I respectfully request favorable consideration of
18 Bill No. 010647 and would ask the suspension of
19 Council rules to permit the first reading on
20 November 6, 2001.

21 COUNCILMAN KENNEY: Thank you very much
22 for your testimony.

23 Any questions for Mr. Wetzel?

24 (No questions.)

25 COUNCILMAN KENNEY: Seeing none, is there

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2 anyone else in the room to testify on this bill?

3 (Witness comes forward.)

4 COUNCILMAN KENNEY: Please identify
5 yourself for the record and please, if you will,
6 pull microphone closer to you.

7 MS. SALZMAN: My name is Sandy Salzman
8 (ph.) and I'm the Executive Director of the New
9 Kensington Community Development Corporation, and I
10 just want to say that we're really excited about
11 this project. These will be the first new homes
12 built in the New Kensington area in probably the
13 last 50 years. And this project is really exciting
14 because it's going to be new, innovative housing
15 that hopefully will be something that other areas of
16 the City will be able to utilize also.

17 COUNCILMAN KENNEY: Great. Thank you for
18 coming in and testifying. Thank you.

19 Anyone else?

20 (No response.)

21 COUNCILMAN KENNEY: The next bill is Bill
22 No. 010648, which is an ordinance amending an
23 ordinance approved December 15, 1969 as amended,
24 which approved the redevelopment proposal, the urban
25 renewal plan, and the relocation plan of the

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2 Redevelopment Authority of the City of Philadelphia
3 for the redevelopment of the Model Cities Urban
4 Renewal Area by approving the 28th amendment of the
5 redevelopment proposal, the 20th amendment to the
6 urban renewal plan, and the 19th amendment to the
7 relocation plan, which provide, inter alia, for the
8 expansion of the northern boundary from York Street
9 to Cumberland Street between Fourth Street and Front
10 Street, the expansion of the eastern boundary to
11 Front Street between Cumberland Street and Dauphin
12 Street from North Third Street, the expansion of the
13 eastern boundary to American Street between
14 Susquehanna Avenue and Diamond Street from Fourth
15 Street; the additional land acquisitions of
16 approximately 57 properties for industrial and
17 related land uses; the additional land acquisition
18 of approximately 273 properties for residential and
19 related uses; a change of the land use and related
20 controls for the area generally bounded by George
21 Street, Laurel Street, Second Street, and Orianna
22 Street from commercial, institutional, and related
23 to residential and related uses; provision of
24 certain relocation services as required by law;
25 declaring that condemnation is not imminent with

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2 respect to the project, all as contained in the 28th
3 amendment of the redevelopment proposal and the 20th
4 amendment to the urban renewal plan.

5 Please identify yourself for the record.

6 MR. WETZEL: My name is Herbert Wetzel,
7 Executive Director of the Philadelphia Redevelopment
8 Authority.

9 COUNCILMAN KENNEY: Please proceed.

10 MR. WETZEL: Mr. Chairman and members of
11 the Rules Committee, I'm here to speak in support of
12 Bill No. 010648, which is the 28th amendment to the
13 redevelopment proposal and the 20th amendment to the
14 urban renewal plan for the North Philadelphia
15 Redevelopment Area and the Model Cities Urban
16 Renewal Area.

17 This bill authorizes the expansion of the
18 eastern boundary of the Model Cities Urban Renewal
19 Area from North Third Street to Front Street,
20 between Cumberland and Dauphin Street and to North
21 American Street between Susquehanna and Diamond
22 Street.

23 It also authorizes the changes in the use
24 from commercial and institutional to residential and
25 related uses in the portion of the area bounded by

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2 George Street, Laurel Street, Second Street, and
3 Orianna Street.

4 The following nine projects and 330
5 supporting acquisitions are also authorized by this
6 amendment, the first being, 64 properties are to be
7 acquired on behalf of the Norris Square Civic
8 Association. These properties are in the 2300 and
9 2400 blocks of North Howard Street. Combining these
10 64 properties to reduce neighborhood density, Norris
11 Square proposes to build 33 units of home ownership
12 housing marketed to low- and moderate-income,
13 first-time home buyers.

14 The acquisition cost is estimated to be
15 \$386,688 and will be paid for by the Office of
16 Housing and Community Development with Year 26 CDBG
17 funds. The development phase of this project will
18 be funded with a subsidy from OHCD and from the
19 sales proceeds of the homes which are sold.

20 The second acquisition is, the
21 Redevelopment Authority will be acquiring one
22 property on the 3100 block of West Berks Street.
23 The Authority previously had acquired the other nine
24 vacants; this is the tenth vacant. The
25 Redevelopment Authority will issue a request for

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2 proposals to select a developer who will
3 rehabilitate all of the vacant houses on the 3100
4 block of West Berks Street. In this one block, that
5 one property is estimated to cost \$6200 and will be
6 paid for by Year 22 funds from the Office of Housing
7 and Community Development.

8 This amendment would authorize that
9 acquisition. Nine others, as previously mentioned,
10 have already been acquired by the Redevelopment
11 Authority.

12 The third acquisition is three properties
13 that are being acquired as part of the American
14 Street Initiative for the expansion of City Sort,
15 LP, which is a mail-sorting business, and to
16 complete an assemblage for a future project. The
17 acquisition will allow City Sort to expand its
18 mailing facility at Fifth and Oxford Streets. City
19 Sort also plans to expand its parking lot. Their
20 development plan includes construction of four
21 tractor bays, additional staging areas,
22 truck-parking, and loading areas.

23 The acquisition cost for this property is
24 estimated to be \$205,130 and will be paid for by the
25 Philadelphia Industrial Development Corporation.

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2 Total development costs are estimated to be \$385,000
3 and will be paid for by City Sort.

4 The fourth acquisition is, 14 properties
5 will be acquired to create Calcutta House III. Nine
6 of those properties are currently in the City's
7 inventory and five are privately owned. Two
8 additional properties will be acquired directly from
9 PHDC by Calcutta House.

10 Calcutta House III will be a 9-unit,
11 9,625-square-foot residence for persons with
12 HIV AIDS. Parking will be provided at the site as
13 well.

14 The acquisition costs are estimated to be
15 \$5,125 and will be paid for by the developer.
16 Development costs for this project are estimated to
17 be \$1,058,275. Funding is being provided through a
18 variety of sources, including private donations,
19 Federal Home Loan Bank funds, HOPWA funds -- and
20 that's funds for housing opportunities for people
21 with AIDS.

22 The fifth acquisition includes six
23 properties that will be acquired on behalf of the
24 Philadelphia Housing Authority. These properties
25 will be combined with others currently in PHA's

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2 inventory for the development of 117 units of
3 scattered-site handicap-accessible home ownership
4 and rental units to be added to PHA's inventory.

5 The anticipated development cost of
6 \$18.4 million will be funded through the
7 Comprehensive Grant Program Funds. Acquisition
8 costs are estimated to be \$46,780 and are being paid
9 for by PHA.

10 This development addresses a recent
11 lawsuit in which it was mandated that PHA add to
12 their stock's scattered-site, handicap-accessible
13 units.

14 The sixth acquisition is, 57 properties
15 are being acquired at the request of PIDC for the
16 development and razing by commercial interests yet
17 to be confirmed. These properties are being
18 assembled with several PHA properties to form a
19 two-block site that will require the closing of
20 Bodine Street between Susquehanna and Diamond. This
21 project is being coordinated with the Empowerment
22 Zone, the Commerce Department, and PIDC.

23 PIDC is paying for the acquisition costs,
24 estimated to be \$1.17 million, and the selected
25 commercial interests will pay all costs associated

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2 with the development.

3 The seventh acquisition is 14 properties
4 to be acquired to complete the site acquisition for
5 Phase II of the Cecil B. Moore Home Ownership Zone.
6 Recently, construction has begun on Phase II-B,
7 which consists of new construction and of 28
8 rehabilitation --

9 COUNCILMAN KENNEY: Mr. Wetzel, sorry to
10 interrupt you for a second.

11 MR. WETZEL: No, that's okay.

12 COUNCILMAN KENNEY: Are you testifying on
13 Bill 648 or 649?

14 MR. WETZEL: 8.

15 COUNCILMAN KENNEY: 8. Okay, 'cause
16 you're talking about the Cecil B. Moore Urban
17 Renewal Area. I know it's two separate bills; I'm
18 just trying to figure out if you're giving testimony
19 on both, or is this project -- this Model Cities,
20 Cecil B. Home Ownership is in this -- is in 648?

21 MR. WETZEL: Right. There are urban
22 renewal areas that don't necessarily match up to
23 project names. The Model Cities Urban Renewal Area
24 is --

25 COUNCILMAN KENNEY: No, I'm talking about

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2 the boundaries.

3 MR. WETZEL: Right.

4 COUNCILMAN KENNEY: The boundaries I'm
5 looking at in 648 do not seem to match -- it seems
6 that those boundaries would be in 649 'cause we're
7 talking about the expansion -- 648 is the expansion
8 of boundaries in York, Cumberland, Fourth Street,
9 Front Street, Dauphin, Third Street, American,
10 Diamond, Susquehanna. And I'm looking at a map
11 that -- the map that I'm looking at now in your
12 testimony is 18th, 19th and Montgomery, Oxford,
13 20th. It doesn't seem to match the bill.

14 MR. WETZEL: Let's double-check on that
15 'cause the Model Cities Urban Renewal Area is --

16 COUNCILMAN KENNEY: I mean, I don't have a
17 problem with the -- I just want to make sure the
18 record's not --

19 MR. WETZEL: I understand.

20 COUNCILMAN KENNEY: The problem with the
21 record is that we're hearing testimony on 648 but
22 I'm getting property addresses that are in 649. And
23 I don't want you to think I wasn't paying attention.

24 MR. WETZEL: No, I understand.

25 (Mr. Wetzel confers off record)

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2 with colleagues.)

3 MR. WETZEL: Yeah, this is in the existing
4 Model Cities Urban Renewal Area. The expanded area
5 is part of the bill, but the Cecil B. Moore Home
6 Ownership, this acquisition is in the Model
7 Cities -- the pre-existing Model Cities Urban
8 Renewal Area.

9 COUNCILMAN KENNEY: Okay. And in 648,
10 we're expanding the existing Model Cities Urban
11 Renewal Area to these new boundaries.

12 MR. WETZEL: Right. And that's moving
13 eastward.

14 COUNCILMAN KENNEY: We're moving eastward.

15 MR. WETZEL: Right.

16 COUNCILMAN KENNEY: Okay.

17 MR. WETZEL: But it also goes across Broad
18 Street into this area.

19 COUNCILMAN KENNEY: So what you're talking
20 about now with this particular home ownership zone
21 is in the existing Model Cities.

22 MR. WETZEL: You got it, you got it.

23 COUNCILMAN KENNEY: Fine. Okay, thank
24 you.

25 MR. WETZEL: Phase II-A will begin

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2 construction in the fall of 2002 and consist of 43
3 new and rehabilitated units. Phase II-C is still in
4 the predevelopments stage.

5 The acquisition cost of approximately
6 \$260,000 in development costs will be paid by the
7 Office of Housing and Community Development.

8 The eighth acquisition is, 148 properties
9 will be acquired to create the third and final phase
10 of the Cecil B. Moore Home Ownership Zone. And 29
11 of these properties are currently in the City's
12 inventory, 3 are in PHA's inventory, and 116 are in
13 private ownership. Additionally, 16 properties are
14 presently in PHA's inventory and 12 are in the
15 Redevelopment Authority's inventory. In all, 176
16 properties will be combined in a single parcel for
17 this development.

18 The development consists of approximately
19 75 new-construction and rehabilitated home-ownership
20 units in the area bounded by Oxford, Montgomery
21 Avenue, Gratz Street, and North 20th Street.
22 Acquisition costs are estimated at \$1.9 million and
23 development costs will be provided by OHCD.

24 The ninth acquisition under this is, 23
25 properties will be acquired for APM Home Ownership

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2 Initiative Phase II. The developer and sponsor is
3 Pradera Corporation, a wholly-owned subsidiary of
4 Association de Puertorriquenos En Marche, or APM.
5 This second phase of the acquisition will allow for
6 the development of 16 newly-constructed home
7 ownership units.

8 The acquisition costs are estimated to be
9 1.15 million and will be paid for by OHCD. The
10 development cost of this second phase is anticipated
11 to be funded with a subsidy from OHCD and from the
12 home sale proceeds.

13 The first phase of the APM Home Ownership
14 Initiative is the development of 50 units of home
15 ownership housing marketed to low- and
16 moderate-income, first-time home buyers.
17 Construction is scheduled to begin -- or it was
18 scheduled to begin in November of this year. We
19 have some delays that will hold that up.

20 The Phase I properties are located on the
21 700 block of Berks, the 700 blocks of West Norris,
22 the 17 and 1900 blocks of North Franklin, and the
23 1900 block of North Eighth Street.

24 The Planning Commission, at their meeting
25 on October 18, 2001, reviewed and approved this

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2 amendment, and the Redevelopment Authority believes
3 that these developments will result in enhanced
4 communities.

5 Mr. Chairperson and members of the
6 committee, I respectfully request favorable
7 consideration of Bill No. 010648 and would ask for
8 the suspension of Council rules to allow for a first
9 reading on December 6, 2001.

10 COUNCILMAN KENNEY: Thank you very much.

11 Mr. Wetzel, I'm certainly very much
12 supportive of all of these projects. I think all of
13 them in their own right are very meritorious. But
14 I'm a little bit confused as to the issue of the
15 ability to acquire so many properties at such a
16 large amount of money.

17 I've been operating recently under the
18 notion -- perhaps the mistaken notion -- that we
19 don't have acquisition money and that this entire
20 NTI discussion -- that is, the basis of part of the
21 discussion is that we need to do this bond issue in
22 order to get money to acquire properties.

23 MR. WETZEL: Right.

24 COUNCILMAN KENNEY: It seems that you
25 don't have NTI yet, but you seem to be very capable

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2 of acquiring properties and moving projects forward.

3 First of all, are these projects that have
4 been in the pipeline for some time? are they new?
5 how old are they? where's the money coming from for
6 the acquisition?

7 MR. WETZEL: Okay.

8 COUNCILMAN KENNEY: And how does it get
9 determined that these projects move forward and
10 others don't?

11 MR. WETZEL: Well, let me respond in a
12 couple of these. First, you'll notice that a number
13 of these are being paid for by private developers or
14 PIDC, okay, so we could subtract those.

15 For example, the Cecil B. Moore Home
16 Ownership Zone, that funding's been in place for
17 well over five years, and the money for acquisition
18 comes out of that pot of money that the City was
19 able to get.

20 And, for example, in this case, Calcutta
21 House is paying for the development costs
22 themselves. PHA is paying for the acquisition in
23 number 5, PIDC is paying for number 6.

24 So most of these are funded -- the two
25 that OHCD is paying for in here are projects that

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2 have been in the pipeline for a long time in which
3 funds were previously reserved for those particular
4 projects.

5 COUNCILMAN KENNEY: Would it be possible
6 to get a list of the projects that are -- with the
7 exception of these, obviously, 'cause we're probably
8 going to move these.

9 MR. WETZEL: Right.

10 COUNCILMAN KENNEY: A list of the
11 properties that are in the pipeline, what age they
12 are.

13 MR. WETZEL: Sure.

14 COUNCILMAN KENNEY: And how much money is
15 currently available. Could you have somebody -- is
16 there somebody on your staff who could take some
17 notations as to what -- 'cause I want some specific
18 information.

19 MR. WETZEL: Sure.

20 (Mr. Wetzel confers off record
21 with colleagues.)

22 MR. WETZEL: We work with OHCD because we
23 don't have all of the pipeline itself.

24 COUNCILMAN KENNEY: I just want to know
25 what's been planned, what's in the pipeline, what

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2 the sources of funding are, how old they are, what
3 we have in the pipeline that's not funded, and what
4 we expect the needs are.

5 MR. WETZEL: Right.

6 COUNCILMAN KENNEY: And I'd also like a
7 list of all of the developers who are involved in
8 these nine particular developments.

9 And then going forward, I would like to
10 know who the developers are. Obviously some of
11 them -- Calcutta House and others are obvious
12 developers. The sorting operation is obviously --

13 MR. WETZEL: City Sort.

14 COUNCILMAN KENNEY: Yeah, okay. But I
15 would like to know on those that are not clear from
16 the testimony who the developers are and what the
17 companies are that are -- who the companies are that
18 are involved.

19 And I would like to make a request for
20 that on a regular basis moving forward.

21 MR. WETZEL: Okay.

22 COUNCILMAN KENNEY: Okay.

23 Councilmember Cohen.

24 MR. WETZEL: So where the developer is not
25 listed, such as the PIDC taking American Street, you

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2 would like to know that.

3 COUNCILMAN KENNEY: Correct, correct, I

4 would like to know that.

5 MR. WETZEL: But where it says APM or

6 Calcutta --

7 COUNCILMAN KENNEY: It's pretty obvious

8 who it is and we obviously don't need that

9 information from you 'cause we can get it from
10 reading it.

11 MR. WETZEL: Gotcha.

12 COUNCILMAN KENNEY: Councilmember Cohen.

13 COUNCILMAN COHEN: All of the properties
14 involved in this bill are Model City properties?

15 MR. WETZEL: They're in the Model Cities
16 Urban Renewal Area, yes.

17 COUNCILMAN COHEN: How many private
18 dwellings will there be? If all of them were built
19 on time, acquired, constructed, and sold, how many
20 dwellings will there be?

21 MR. WETZEL: You want to know what's the
22 result?

23 COUNCILMAN COHEN: The total number.

24 MR. WETZEL: The result of this? I can
25 add that up for you, if you don't mind, and get it

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2 to you afterwards.

3 And some of this, Councilman, is an
4 expansion of business. For example, City Sort is
5 going to expand the business and --

6 COUNCILMAN COHEN: I'm only interested in
7 residential dwellings.

8 MR. WETZEL: So you want to know how many
9 residential dwellings will result as --

10 COUNCILMAN COHEN: Right.

11 MR. WETZEL: Okay, we'll get you that
12 number right after the --

13 COUNCILMAN COHEN: When would you be able
14 to get that?

15 MR. WETZEL: We could do it in a couple of
16 minutes, 'cause it's in here.

17 COUNCILMAN COHEN: All right. And while
18 you're getting that, I would like to know -- I
19 noticed a group of them -- I didn't get the
20 number -- were involved in HIV assisted --

21 MR. WETZEL: Yes.

22 COUNCILMAN COHEN: I would like to know by
23 grouping how many are involved in HIV-assisted
24 housing or in any other similar-type group housing.
25 And if there's any development for senior citizens,

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2 I'd like to know how many are senior citizens; if
3 they're especially for low-income, how many there
4 are.

5 MR. WETZEL: Right.

6 COUNCILMAN COHEN: And the third question
7 I would have, which I assume you cannot provide
8 today, but would like to have, is, I would like to
9 know what the cost is going to be for the
10 acquisition, construction, and ultimate sale of
11 these properties all across involved, and what the
12 purchase price will be to the resident who acquires
13 them.

14 MR. WETZEL: Mm-hmm.

15 COUNCILMAN COHEN: And then I would like
16 the best estimate from RDA as to what those costs
17 would be if this development took place in each of
18 the following four counties -- and maybe it's the
19 same, maybe it's different -- Montgomery, Chester,
20 Bucks, and Delaware.

21 COUNCILMAN KENNEY: Are you sure you want
22 to ask that question, Councilman?

23 (Laughter.)

24 COUNCILMAN COHEN: Yes. I think sometimes
25 one has to face unpleasant truths.

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2 COUNCILMAN KENNEY: Okay.

3 MR. WETZEL: That's a tough one,
4 Councilman.

5 COUNCILMAN COHEN: And I think the day of
6 truth is coming close at hand.

7 And any explanation the RDA has based on
8 its expertise. From your long service, which has
9 been a distinguished career in RDA over many years,
10 what do you believe is the reason for it? And the
11 rough divisions would be, what's caused the
12 differentials in labor costs and are they justified
13 in the opinion of RDA?

14 MR. WETZEL: Mm-hmm.

15 COUNCILMAN COHEN: Are there differences
16 in material costs? Do the building codes require
17 material to be used in Philadelphia which are more
18 expensive than those required in the suburban
19 counties? And what is the justification for that
20 requirement?

21 MR. WETZEL: Mm-hmm.

22 COUNCILMAN COHEN: And any other similar
23 categories.

24 MR. WETZEL: Mm-hmm.

25 COUNCILMAN COHEN: Is what I request

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2 doable?

3 MR. WETZEL: It's doable, but it will take
4 a little bit of time,

5 COUNCILMAN COHEN: About how much time?

6 MR. WETZEL: We have to then research
7 labor rates in the surrounding counties to come back
8 with that answer, so --

9 COUNCILMAN COHEN: Well, if I said I would
10 like to be holding public hearings on that area
11 before the end of February, would it be doable --

12 MR. WETZEL: Yeah, sure

13 COUNCILMAN COHEN: -- to give whatever the
14 committee's assigned, the investigation or study of
15 this?

16 MR. WETZEL: Sure.

17 COUNCILMAN COHEN: Would it be doable in
18 time for us to get that material?

19 MR. WETZEL: Sure, sure. And I think
20 there's already been some published information to
21 that effect by the Philadelphia Inquirer.

22 COUNCILMAN COHEN: I believe so too. With
23 the assistance of the RDA, I think it could be done
24 in a much more organized fashion and in a much more
25 objective fashion.

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2 MR. WETZEL: Let me just understand
3 what -- besides this last request, you'd like a
4 breakout of these acquisitions, which ones are going
5 to lead to home ownership, what are the costs going
6 to be of those home ownership units to build, what
7 are they going to sell for, which one of these are
8 targeting a special-needs population like HIV AIDS
9 or elderly, and what's the financing for those
10 projects, and then the others are essentially
11 economic development projects.

12 COUNCILMAN COHEN: And did your list
13 include what we generally call "subsidies"?

14 MR. WETZEL: Right.

15 COUNCILMAN COHEN: What it's going to cost
16 as against what will be paid for.

17 MR. WETZEL: Right. The amount of subsidy
18 in that.

19 COUNCILMAN COHEN: Very good. Thank you.

20 MR. WETZEL: Thank you very much.

21 COUNCILMAN KENNEY: Could I just ask --
22 maybe it's something you can provide --

23 MR. WETZEL: Sure.

24 COUNCILMAN KENNEY: -- prior to us leaving
25 today.

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2 On the residential properties, on the
3 residential development projects, not the commercial
4 stuff, do you have an average cost per property?

5 MR. WETZEL: We could probably deliver
6 that from the major developments. The problem we
7 always have is, we should probably give you an
8 average cost of new-construction units that are
9 somewhat similar to each other and then
10 rehabilitation units.

11 A lot of times in projects that include
12 both, you get a real distortion. The rehabs are
13 just out of this world sometimes, especially when
14 the Historic Commission imposes its requirements on
15 a property.

16 So if you wouldn't mind, we could take
17 like two -- the West Poplar project and the Cecil B.
18 Moore twin houses, new construction and give you an
19 average cost and then look at some of the major
20 rehab. Those three-story rehabs are a fortune to
21 do. Is that okay?

22 COUNCILMAN KENNEY: Absolutely, if you
23 want to segregate the rehab from new construction.
24 I just need to know on average what we're paying for
25 a new house and what we're paying for a

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2 reconstructed house.

3 MR. WETZEL: Right, okay.

4 COUNCILMAN KENNEY: Also, could I just
5 add -- I didn't mention it on my initial request for
6 the information. I would like that information
7 prior to the next time you guys come in for an
8 acquisition hearing.

9 MR. WETZEL: Okay.

10 COUNCILMAN KENNEY: For an approval. I
11 would like to have it prior to you coming in as
12 opposed to the day you come in.

13 MR. WETZEL: Understood, no problem.
14 That's the pipeline question, right?

15 COUNCILMAN KENNEY: Yes, that's correct.
16 Thank you.

17 Any other questions for Mr. Wetzel?

18 (No further questions.)

19 COUNCILMAN KENNEY: Thank you very much.

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

22 (Witness comes forward.)

23 COUNCILMAN KENNEY: Good morning. Please
24 identify yourself for the record.

25 MS. CALIFANO: Good morning, Mr. Chairman

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2 and members of Council. My name is Catherine
3 Califano for the Philadelphia Empowerment Zone, and
4 I'm here today to speak in support of Bill No.
5 010468 on behalf of the Empowerment Zone and the
6 Commerce Department.

7 COUNCILMAN KENNEY: I'm sorry, which
8 Empowerment Zone?

9 MS. CALIFANO: The Philadelphia
10 Empowerment Zone, all three.

11 COUNCILMAN KENNEY: So you work for PIDC?

12 MS. CALIFANO: I work for the Empowerment
13 Zone.

14 This amendment supports two projects of
15 significant interest to the American Street Business
16 community, the Commerce Department, and the
17 Philadelphia Empowerment Zone. Specifically, we're
18 interested in the City Sort project and the 200
19 North American Street project. Each of these
20 projects will lead to new jobs for Philadelphia
21 residents and help us restore land that is currently
22 tax-delinquent, dilapidated buildings and turn it
23 into productive use.

24 The City Sort project and the 2100 North
25 American Street project are located within the

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2 American Street industrial corridor. They are part
3 of the Designated Enterprise Zone, Philadelphia
4 Empowerment Zone, and our Keystone Opportunity Zone
5 parcels.

6 City Sort -- the City Sort project entails
7 the acquisition of vacant land next to the company's
8 current facility. The property was abandoned by the
9 owner. In the spring of 2000, the City was required
10 to demolish approximately 10 multi-story buildings
11 on that site. These structures were vacant for more
12 than six years, dilapidated beyond repair, and a
13 danger to the surrounding community.

14 City Sort will build an addition for their
15 production space, four loading docks, and off-street
16 parking for their employees. They currently employ
17 50 -- excuse me, they currently employ 75 people,
18 most of who are from the surrounding neighborhood,
19 and will increase to an additional 50 jobs over the
20 next three years.

21 The second project, 2100 North American
22 Street, is part of a larger effort to assemble land
23 along the American Street Corridor. The American
24 Street Corridor as a whole has been the subject of a
25 great deal of time and attention by both the City

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2 Planning Commission and the Commerce Department in
3 their effort to assemble and identify developable
4 parcels for industry.

5 Past studies by the public sector and
6 independent consultants have repeatedly concluded
7 that in order to develop the American Street
8 Industrial Corridor, we must assemble parcels of
9 three acres or greater.

10 Foremost among these parcels that have
11 been identified is the 200 block of American Street.
12 By assembling this lot, we will create a 3.5-acre
13 parcel. This will enable us to attract a business
14 who could build a building of 50,000 square feet.
15 And this project has been studied with intensive due
16 diligence. It is supported both by the American
17 Street Business Association and the Commerce
18 Department.

19 In 1997, the Planning Commission conducted
20 a study of land use along the American Street
21 Corridor, and it found that there were more than 16
22 acres of vacant land in the area, yet no parcel was
23 greater than one acre in size. This has stifled our
24 ability to attract businesses to the area.

25 Due to resources allocated from the

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2 Commonwealth of Pennsylvania, we've been able to --
3 there have been funds identified to clear and
4 assemble lots along the industrial corridor. These
5 resources have assisted the City assemble land on
6 the 1600, 1700, and 1800 blocks, as well as other
7 parcels that the City owns on the 2000 block and
8 partly on the 2100 block.

9 Since the time that the American Street
10 parcel was identified and prioritized, many City
11 agencies and departments have devoted resources to
12 making this project work. Both the area businesses
13 and the community development corporations were
14 consulted about this project, and all hope that it
15 will result in the attraction of new jobs.

16 This is the first site-assembly project of
17 its type on North American Street, and the success
18 of this project is critical to the overall
19 redevelopment of the area.

20 The Philadelphia Empowerment Zone
21 continues to receive requests from private
22 businesses and developers who are seeking to locate
23 along American Street. The Commerce Department and
24 the Empowerment Zone are currently working with a
25 Philadelphia-based company that is very interested

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2 in the proposed location once it is assembled. This
3 business will build a 50,000 square foot facility,
4 retain 30 existing jobs, and create 30 new
5 living-wage jobs for Philadelphia residents.

6 Lastly, due to the location of this parcel
7 along the American Street Corridor, it is best
8 suited for supporting new industrial development.
9 The land on or adjacent is currently zoned and used
10 for industrial purposes.

11 In an effort to continue to revitalize the
12 American Street Corridor, we ask for your support of
13 this bill.

14 Thank you for your time.

15 COUNCILMAN KENNEY: Thank you very much
16 for your testimony.

17 Is there anyone else to testify on this
18 bill? Any questions?

19 Councilmember Clarke has a question for
20 Mr. Wetzel.

21 COUNCILMAN CLARKE: I could ask it after
22 the testimony.

23 COUNCILMAN KENNEY: Okay, Kevin?

24 (Witnesses come forward.)

25 COUNCILMAN KENNEY: Hi. Please identify

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2 yourself for the record.

3 MR. VAUGHAN: Good morning, Mr. Chairman,
4 Councilmembers. My name is Kevin Vaughan and I am
5 here testifying today as the President of the Board
6 of Calcutta House. I'm off the City clock and not
7 working for the library right now.

8 I'd like to give you an overview of the
9 current status of this project, Calcutta House.
10 Calcutta House III will build new construction of
11 nine units of housing at 1221 to 1233 North 19th
12 Street, with adjacent parking and open space at 1827
13 to 1843 West Cabot Street in North Philadelphia for
14 people living with HIV and AIDS. These blighted and
15 vacant lots are located within the North
16 Philadelphia Empowerment Zone and are currently an
17 eyesore to the community.

18 We are currently well into the design
19 phase of the project and are prepared to receive the
20 properties from the RDA in March 2002 and begin
21 construction immediately.

22 Calcutta House is Philadelphia's premier
23 provider of housing for fragile persons living with
24 AIDS. The target population for Calcutta House III
25 is people in their last clinical stages of AIDS.

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2 This development will provide a setting that will
3 allow people to die peacefully in a dignified and
4 serene hospice setting.

5 The addition of Calcutta House III will
6 allow people on waiting lists as well as residents
7 of Calcutta Houses I and II to live in the most
8 appropriate setting for the level of care they need.
9 The research shows that mortality rates are
10 declining and people are living longer and more
11 productive lives. This is the need that Calcutta
12 House I and II serve. The research also shows that
13 people continue to die from this fatal disease and
14 that there is a need for Calcutta House III as well.

15 Calcutta House III is located in the North
16 Philadelphia Empowerment Zone and it will contribute
17 to the ongoing revitalization efforts of the
18 community by transforming a now-vacant, blighted lot
19 into new, supportive housing for nine individuals.

20 As has been with Calcutta House I and III,
21 it will be an asset to the community. Not only will
22 Calcutta House III be participating in the
23 revitalization efforts of the community, but it will
24 be providing a much-needed supportive housing
25 environment for people in the neighborhood who are

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2 living with HIV and AIDS.

3 The neighborhood has been very supportive.

4 Mrs. Margaret Brock (ph.), the representative of the
5 Francisville CDC, sits on the board of directors of
6 Calcutta House, and Mrs. Brock is a member of the
7 program committee of the board of directors and is
8 involved in reviewing the plans and specifications
9 for the development of Calcutta House III to assure
10 it meets the program needs of the clients and the
11 community.

12 In anticipation of the project, the
13 Calcutta House board has been discussing plans
14 Calcutta House III for over one year now in the
15 community. And in addition to Mrs. Brock,
16 Mrs. Thelma Crutchfield, who's also a leader of the
17 Cabot Street Community Neighbors, also sits on the
18 board of directors.

19 And I want to take this opportunity to
20 thank Councilman Clarke for his continued support
21 for Calcutta House, but specifically for helping us
22 in the site selection of this particular site. We
23 had been looking for almost a year for appropriate
24 property, and it was Councilman Clarke and his
25 office who actually helped us find this location.

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2 And finally Steve (indiscernible), who is
3 here in the audience with us, is our executive
4 director. He has been newly-elected to the North
5 Health Systems Community Advisory Council. This is
6 a group of businesses and nonprofits and community
7 groups unified for the betterment of the local
8 community.

9 I'm also joined today by Suzanne Stone,
10 who's with (indiscernible) Project Management for
11 the project as well, if you have any questions.

12 COUNCILMAN KENNEY: Any questions for
13 Mr. Vaughan?

14 Councilman Clarke.

15 COUNCILMAN CLARKE: Thank you,
16 Mr. Chairman.

17 I just want to say, Mr. Vaughan, it's been
18 a pleasure working with your organization, and you
19 will be taking what is currently a very blighted
20 condition and turning it into a wonderful facility,
21 so I would like to thank you for continuing to do
22 your great work up in North Philadelphia.

23 MR. VAUGHAN: Thank you very much.

24 COUNCILMAN KENNEY: Thank you very much.
25 Anyone else to testify on this bill?

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2 COUNCILMAN COHEN: I want to join with
3 Councilman Clarke but, at the same time, express
4 regrets for your having left City employment, where
5 I think you were doing an outstanding job for many
6 years. And it's good to see you in the public
7 forum, addressing problems as important as these.

8 Thank you.

9 MR. VAUGHAN: Thank you, Councilman Cohen.
10 But, Councilman, let me just say that I have
11 returned to City employment, and I'm now the
12 Associate Director of the Free Library System of the
13 City. So if there's anything in that capacity that
14 I can do to assist your office, I'd be more than
15 happy to help out.

16 COUNCILMAN KENNEY: Thank you.

17 Anyone else to testify on this bill?

18 (Witness comes forward.)

19 COUNCILMAN KENNEY: Please identify
20 yourself for the record.

21 MS. GRAY: Good morning. My name is Rose
22 Gray. I'm Director for Association Puertorriquenos
23 En Marcha. I'm here today in support of the bill
24 that allows us to expand our 50 units into 67 units.

25 This project is a part of the

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2 comprehensive plan that APM started 10 years ago and
3 is also a part of the State's Smart Growth
4 Initiative to try to bring money back into urban
5 areas. We not only have the support of the City on
6 this, but we had \$1.5 million from the State,
7 encouraging development in inner cities and in
8 particular, minority communities for home ownership
9 opportunities.

10 These houses will be sold to low- and
11 moderate-income, starting at \$55,000 to about an
12 \$80,000 sales price. This way, we create a mixed
13 community. Currently, the average home sales price
14 is between 17 and \$13,000. We want to keep the
15 persons in our community, bring back the children
16 into the community that can -- that are 80 percent
17 or below median income. And it also is essential to
18 the Temple University area as well as to the
19 American Street Corridor.

20 So we would appreciate your support as we
21 go forward.

22 COUNCILMAN KENNEY: Are these properties
23 new construction or renovation?

24 MS. GRAY: New construction.

25 COUNCILMAN KENNEY: What's the average

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2 price?

3 MS. GRAY: The average price for new
4 construction is around \$136,000 a unit.

5 COUNCILMAN KENNEY: And the sale price?

6 MS. GRAY: The sale price is going between
7 55 and 80 as we grow the market. Sometimes you have
8 to start a market where there is none.

9 COUNCILMAN KENNEY: No, I know. I think
10 that most of what we do in the City here is much
11 higher than what we're selling it for, but that's
12 another story.

13 Okay, thank you very much.

14 MS. GRAY: Thank you.

15 COUNCILMAN KENNEY: Is there anyone else
16 to testify on this bill?

17 (No response.)

18 COUNCILMAN KENNEY: Seeing none, the next
19 bill is Bill No. 010649, which is an ordinance
20 amending an ordinance approved December 22, 1987,
21 which approved the redevelopment proposal and the
22 urban renewal plan of the Redevelopment Authority of
23 the City of Philadelphia for the redevelopment of
24 the Cecil B. Avenue urban renewal area by approving
25 the ninth amendment of the redevelopment proposal,

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2 the ninth amendment to the urban renewal plan, and
3 the sixth amendment to the relocation plan by
4 providing for certain changes, namely, the
5 acquisition 8 properties for residential and related
6 reuse; by authorizing certain expressly-designated
7 condemnation proceedings; provision of certain
8 relocation services as required by law; declaring
9 that condemnation is not imminent with respect to
10 the project; all as contained in the ninth amendment
11 of the redevelopment proposal and the ninth
12 amendment to the urban renewal plan.

13 Please identify yourself for the record.

14 MR. WETZEL: Herbert Wetzel, Executive
15 Director of the Philadelphia Redevelopment
16 Authority.

17 Mr. Chairman and members of the Rules
18 Committee, I'm here to speak in support of Bill No.
19 010649, which is the ninth amendment to the
20 redevelopment proposal and the ninth amendment to
21 the urban renewal plan for the North Philadelphia
22 Redevelopment Area in the Cecil B. Moore Urban
23 Renewal Area. This area is generally bounded by
24 Montgomery Avenue, Carlisle Street, 19th Street, and
25 Jefferson Street.

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2 This bill would authorize the
3 Redevelopment Authority to acquire certain
4 properties to facilitate a development to be known
5 as "Oxford Village." Oxford Village will require
6 acquisition of eight properties, one of which is
7 occupied, in the 15 and 1600 blocks of North 15th
8 Street on behalf of Beech Interplex Inc.

9 Acquisition costs are estimated to be
10 \$525,025. These costs will be borne by the
11 developer, Beech Interplex.

12 The project will combine these eight will
13 eleven presently in the RDA's inventory and six more
14 that are already in Beech's ownership. The result
15 will be 120 market-rate rental units. The project
16 will consist of both rehabilitation and
17 new-construction units. Beech has applied for
18 tax-exempt bonds through the Redevelopment Authority
19 to finance this \$10 million project.

20 These amendments, which will result in the
21 enhancement of the community were approved by the
22 Planning Commission at their meeting of October 18,
23 2001.

24 Mr. Chairperson and members of the
25 committee, I respectfully request favorable

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2 consideration of Bill 010649 and would ask for the
3 suspension of Council rules to allow for first
4 reading on December 6, 2001.

5 COUNCILMAN KENNEY: Any questions for
6 Mr. Wetzel?

7 Councilmember Cohen.

8 COUNCILMAN COHEN: Mr. Wetzel, just an
9 amendment to the series of questions I asked you. I
10 would like to ask you to include, when you determine
11 the amount of the subsidy involved, who pays what --
12 federal, state, city.

13 MR. WETZEL: Okay. Not for this one but
14 for the other one?

15 COUNCILMAN COHEN: No, for all of them in
16 the area of the question.

17 MR. WETZEL: Okay.

18 COUNCILMAN KENNEY: Thank you very much
19 Is there anyone else to testify on this
20 bill? Please come forward.

21 (Witness comes forward.)

22 COUNCILMAN KENNEY: Good morning. Please
23 identify yourself for the record.

24 BEECH INTERPLEX REP: Good morning. My
25 name is Cal (indiscernible), the Vice President of

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2 Beech Interplex and I'm sitting in this morning for
3 Floyd Alston, the President of the Beech Interplex.

4 We're asking for your support of this
5 bill. We're working continuously in the Cecil B.
6 Moore community, restoring it. You know it's an
7 urban renewal area.

8 Over the past 10 years, we have done close
9 to 300 units now of new housing that's been
10 subsidized for-sale housing and also some rental
11 homes. This block here, which is unique, we've been
12 working diligently with Councilman Clarke to try to
13 bring some private investment into the community not
14 only in commercial development but also to bring the
15 housing up to where we can just do market-rate
16 housing.

17 So, again, I just ask for your support of
18 the bill.

19 COUNCILMAN KENNEY: Thank you very much.

20 Any questions?

21 (No questions.)

22 COUNCILMAN KENNEY: That will conclude the
23 public hearing.

24 Councilmember Clarke.

25 COUNCILMAN CLARKE: Thank you,

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2 Mr. Chairman.

3 Mr. Wetzel, I just have one question with
4 respects to the acquisition process. Can you
5 briefly walk me through that process, particularly
6 in terms of the timeline so we can -- I think I
7 know, but I just want to get a sense of how this
8 actually takes to get to this point.

9 MR. WETZEL: Well, that's the mystery
10 we're unravelling right now.

11 Essentially what we're doing -- the stage
12 of the process we're in right now is the process of
13 Council authorizing us to proceed. Under the
14 Pennsylvania Urban Renewal statutes, we cannot
15 proceed in taking properties without an ordinance.
16 And then we will be back to Council on any one of
17 these particular parcels for resolution of Council
18 to dispose of them to these individual developers.

19 So, for example, when Calcutta House --
20 when those properties are eventually brought into
21 our inventory and then disposed of, we'll be back
22 for a resolution.

23 We've got a number of steps. As you may
24 not know, and I'll let Councilmembers know, we've
25 engaged a consulting firm to come in and document

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2 all of the steps in the urban renewal and the Act 94
3 process and putting a timeline on that. I have a
4 preliminary report that I'd be willing to share with
5 you that shows each of the steps and the length of
6 the time that it takes to engage in each one of
7 those.

8 As you can see, for example, we've had to
9 go before the Planning Commission before we could
10 come to Council, for example, with this particular
11 ordinance.

12 So what we have now is a very detailed
13 documentation of each of the steps, including --
14 which I think is good -- for the first time is if
15 there's a step that has a statutory requirement to
16 it, then that statute is listed right next to the
17 step. You know, so if it's -- for whatever steps
18 there are legal requirements under state statutes or
19 federal statutes, we're documenting that.

20 I would like to be able to share that with
21 you and other members of Council in terms of both
22 the steps and the length of time it takes, and I
23 can't answer it off the top of my head, but I'd be
24 glad to share it with you.

25 COUNCILMAN CLARKE: All right. Can you

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2 just give me a guesstimate of how long it takes
3 to --

4 MR. WETZEL: I generally say it takes nine
5 months from the inception of a urban renewal
6 condemnation to completion. It's generally nine
7 months.

8 And that all depends on the timing of
9 everything and us getting the Planning Commission
10 approvals in a timely manner and things like that.
11 Generally nine months.

12 A lot of times the Act 94s take longer,
13 sometimes 12 to 15 months. I mean, it certainly has
14 to be improved. I mean, this is not acceptable to
15 take this long.

16 COUNCILMAN CLARKE: Okay, thank you.

17 Thank you, Mr. Chairman.

18 COUNCILMAN KENNEY: Thank you.

19 By the way, who is the consultant?

20 MR. WETZEL: The consultant is Staff
21 Masters is the name of the organization. The
22 gentleman's name is Michael Jones, and he has worked
23 for the City before. He has worked on the
24 computerization of the corrections system, and he's
25 a very detailed individual, the kind of individual

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2 that would really need to get down into the nuts and
3 bolts of what makes this system work and not work.

4 COUNCILMAN KENNEY: How long is the
5 contract for?

6 MR. WETZEL: He should be finished
7 probably around the middle of January.

8 COUNCILMAN KENNEY: And how long had it
9 been?

10 MR. WETZEL: He started around the middle
11 of September

12 COUNCILMAN KENNEY: And what was the
13 cost -- what was the price of the contract?

14 MR. WETZEL: About \$70,000

15 COUNCILMAN KENNEY: 70?

16 MR. WETZEL: \$70,000, yes.

17 COUNCILMAN KENNEY: Thank you very much.
18 Councilman Cohen.

19 COUNCILMAN COHEN: In preparing that kind
20 of -- I'll call it a flow chart, it may not be that.

21 MR. WETZEL: Right.

22 COUNCILMAN COHEN: But in preparing that,
23 has there been any studies as to what delays are
24 caused, say, by the State government, what delays
25 are caused by the federal government and the City

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2 government with respect to things that could be
3 changed?

4 MR. WETZEL: Yes.

5 COUNCILMAN COHEN: And an analysis of what
6 can't be changed and why?

7 MR. WETZEL: Mm-hmm.

8 COUNCILMAN COHEN: And could that be
9 prepared in a general way with what the results of
10 the studies so far have been so that we can get an
11 understanding? We're told often that State laws are
12 antiquated. We'd love to believe that that's the
13 only thing, and then we ask the next question, why
14 hasn't anybody done anything? Well, maybe they
15 have. We'd like to know that. If it's City laws
16 that need to be changed, we'd like to know why
17 haven't they been and what's needed to do that.

18 MR. WETZEL: Right.

19 COUNCILMAN COHEN: Ever since my first day
20 in City Council, dating back to 1968, I've heard the
21 same refrain always: "It takes us years to move
22 anything because of antiquated City and State laws."
23 I've never heard the federal government as yet
24 implicated in the delays on land acquisition, but
25 I'm sure there must be cases of that too.

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2 It would be have helpful to help guide us
3 in deciding finally to come to grips with the task.

4 MR. WETZEL: Yeah, I think there's -- if I
5 were to define the three elements that really need
6 to be dealt with in terms of improving the lands
7 assembly system, one is automation. This is an
8 entirely manual system. We're in 2001. Everything
9 we do in terms of land assembly is essentially a
10 manual system, and it has to be automated.

11 The second piece is legislative reform,
12 you know, where do the laws slow the process down
13 and prohibit us from moving quickly to acquire the
14 land?

15 And the other is essentially reforming any
16 kind of procedures that have cropped up over the
17 years that aren't connected with law whatsoever.
18 It's just something happened 15 years ago and
19 somebody said, Well, Let's put this procedure in.
20 Every time that happens, it usually ends up adding
21 time to the whole process.

22 So in re-engineering this, we're looking
23 at the policy changes that could be done,
24 legislative changes that can happen at the City and
25 State level, and the automation of the system itself

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2 to create both tracking and accountability within
3 the system.

4 I mean, those are the three main elements
5 that we're addressing now in trying to improve this
6 system.

7 And I agree with you. I mean, we've got
8 some proposed changes in the law that would help us
9 expedite what's called the "Act 94 Spot Condemnation
10 Law." For example, there is no definition of
11 "vacant" in that law that's clear. So if a property
12 is occupied by unauthorized individuals, you can't
13 condemn it. Even though the owner has walked away,
14 if there's an unauthorized person living there, you
15 can't condemn that property, as an example,
16 Councilman.

17 So it sits there and deteriorates, and
18 then those people will move out to somewhere else,
19 but during that period under that law, you can't
20 condemn that property.

21 I mean, those are the kinds of antiquated
22 parts of the law that need to be changed.

23 COUNCILMAN COHEN: Well, I think everybody
24 will be grateful to you at the RDA if you can come
25 up with a list that we can get our teeth into.

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2 MR. WETZEL: I'd be grateful for the day
3 that we can talk in here and talk about a system
4 that really serves the City of Philadelphia rather
5 than hinders the City. I think the system we have
6 now hinders development and hinders our ability to
7 improve ourselves, and it has to --

8 COUNCILMAN COHEN: When can we expect
9 (inaudible) on that?

10 MR. WETZEL: The consultant's report
11 should be done around mid-January to late January in
12 terms of the recommendations of both automation and
13 policy issues that could be changed. And, of
14 course, policy is something that doesn't require,
15 you know, legislation; that's a matter of political
16 will. But then there's also the legislative side of
17 this that we would be glad to share with Council.

18 COUNCILMAN COHEN: Thank you.

19 COUNCILMAN KENNEY: Thank you very much
20 for your testimony.

21 I'm sorry, we have one more bill that we
22 did not do. The next bill is 010690, which is an
23 ordinance amending Title 9 of the Philadelphia Code,
24 entitled "Regulation of Businesses, Trades and
25 Professions," to require the sponsors of a "planned

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2 event" held in any premises to obtain a permit for
3 such event if because it is expected to attract
4 significantly more persons than may be accommodated
5 within the safe occupancy limits of the premises.

6 Mr. Haigler, please identify yourself for
7 the record.

8 MR. HAIGLER: Good day, Councilman Kenney
9 and members of the committee. I am Otis Haigler,
10 Jr., Legislative and Regulatory Affairs Manager for
11 the Department of Licenses and Inspections. Today
12 I'm here to provide testimony on Bill 010690, which
13 if enacted, will add new a section to Title 9 to
14 regulate planned-event activity in the City of
15 Philadelphia.

16 As the Department which is responsible for
17 enforcing laws relative to public safety, we support
18 the intent of the proposed legislation to ensure
19 that events which will have an impact on the safety
20 of the attendees and the quality of life of the
21 surrounding community are well-planned and also have
22 been approved in advance by the local authority.
23 The goals and merits of this bill are commendable,
24 and with some minor amendments, can be effectively
25 enforced by the Department.

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2 The following are some suggested
3 amendments which we believe will aid with the
4 enforcement of the proposed legislation.

5 1. We believe that you should delete from
6 the definition of "planned event" under Section
7 9-2601, subsection 3, delete subsection b. in its
8 entirety since this gives an impression that by
9 gaining approval for the event, it will throughout
10 sponsor to violate existing laws and prior approvals
11 they received from the Department related to the
12 lawful occupancy of the premises.

13 It should be made clear that the
14 planned-event permit does not supersede any prior
15 requirements imposed on the owner governing their
16 certificate of occupancy to legally occupy the
17 premises

18 2. Under section 9-2603, subsection 1,
19 strike out the phrase "that is verified by all
20 sponsors by oath or affirmation," and insert "at
21 least 30 days prior to the planned event and shall
22 be signed by the sponsor of the event."

23 We believe that this change will make it
24 easier to review and process the applications for
25 the planned-event permit.

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2 3. Under subsection 9-2603, subsection 2,
3 subsection B, strike out the word "department" and
4 insert "Managing Director's Office," since this
5 office is responsible for the coordination of the
6 City's operating departments and approving the
7 planned-event application with crowd management plan
8 prior to the issuance of the planned-event permit.

9 4. Under Section 9-2604, subsection 2,
10 insert the word "department" -- insert after the
11 word "department" -- I'm sorry. Insert after the
12 word "department" the phrase "with the assistance of
13 the Police Department."

14 This will make it clear that the Police
15 Department has a role to assist with dispersement
16 [sic], crowd control, and the protection of L&I
17 employees and that they will be on hand to take
18 whatever actions are necessary to enforce the
19 ordinance.

20 With the aforementioned amendments in
21 place, the Department is prepared to enforce the
22 provisions of Bill No. 010690 should it be passed by
23 Council and signed into law by the Mayor.

24 Thank you. I'll be happy to answer any
25 questions you may have.

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2 COUNCILMAN KENNEY: The Chair recognizes
3 Councilman DiCicco.

4 COUNCILMAN DICICCO: Thank you,
5 Mr. Chairman. Good morning, Mr. Haigler.

6 MR. HAIGLER: Good morning.

7 COUNCILMAN DICICCO: I understand from my
8 legislative assistant, Mr. Fitz, that a number of
9 conversations took place that led up to your
10 testimony today.

11 MR. HAIGLER: Yes, sir.

12 COUNCILMAN DICICCO: And reviewing some of
13 your suggestions or recommendations, I will tell you
14 now that we are in full agreement and we believe
15 that we can accommodate with items 1, 2, 3, 4 in
16 your recommendations, but we have a serious concern
17 for the deletion that you referred to in item no. 1.

18 I think it really goes to the heart of
19 what the bill is all about. I don't think it will
20 do some of the things that you're suggesting.

21 Obviously, we have a difference of opinion there.

22 So what we will do tomorrow is make the
23 necessary amendments to the bill, with the exception
24 of the one recommendation for deletion of the
25 planned event under Section 9-26.

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2 MR. HAIGLER: May I ask if we can possibly
3 maybe work out some wording, though, that might be
4 included? Because the word "premises" itself is
5 all-inclusive. The premises means the building as
6 well as the surrounding parcel, anything within that
7 parcel.

8 Basically under that subsection, by
9 stating that the sponsor should reasonably expect it
10 will attract significantly more people than can be
11 accommodated within the safe occupancy limits of
12 such premises, it almost seems to imply that the
13 person, by getting permission or a permit, can
14 actually whatever violate laws we already have in
15 place related to lawful occupancy of the premises,
16 and we don't want to do that.

17 COUNCILMAN KENNEY: Let me make a
18 suggestion with the approval of the sponsor.

19 We're going to move the bill today out of
20 committee. You can have ongoing conversations with
21 staff to try to figure out what amendments are
22 appropriate, but we're going to move, move it along.
23 And the Council sponsor will determine, you know,
24 when it moves finally.

25 But, I think, rather than have this

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2 discussion now, I think it's more appropriate to
3 have it with staff and the sponsor, and then we'll
4 move on from there.

5 MR. HAIGLER: Very well, thank you.

6 COUNCILMAN DICICCO: Thank you.

7 COUNCILMAN KENNEY: Anyone else?

8 Councilmember Clarke.

9 COUNCILMAN CLARKE: Thank you,
10 Mr. Chairman.

11 Good morning.

12 MR. HAIGLER: Good morning.

13 COUNCILMAN CLARKE: I wanted to ask you a
14 question. I had actually talked to the sponsor
15 earlier about this.

16 Currently, I sit as a designee for the
17 Council President on the Fairmount Park Commission.
18 And traditionally, when there is an event on the
19 Parkway or other park-owned lands, we currently
20 strongly recommend that particularly for-profit
21 operators who have an event on the park land give a
22 friendly donation. It's a donation, but we actually
23 have categories of what those donations should be.

24 COUNCILMAN KENNEY: Better clear that one
25 up.

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2 COUNCILMAN CLARKE: Thank you,
3 Mr. Chairman.

4 We suggest certain categories -- I'll say
5 that.

6 COUNCILMAN KENNEY: Okay.

7 COUNCILMAN CLARKE: And I'm concerned
8 about the potential effect of that. Whereas, if
9 this bill is implemented and it could somehow have
10 something to do with park land, we may actually be
11 requesting that that event planner be paying double
12 the user fee off of park land.

13 Does park land have jurisdiction over any
14 potential legislation that will be passed requesting
15 a user fee?

16 MR. HAIGLER: I -- I really don't know how
17 to answer that question. I really, really don't
18 know.

19 COUNCILMAN DICICCO: I mean, in these
20 types of public venues, don't they have to get a
21 special permit?

22 MR. HAIGLER: They would have to get a
23 special-events permit anyway because under former
24 Mayor Rendell's administration, he signed Executive
25 Order No. 6-93, which was signed in April of 1993,

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2 and that established a procedure and a process to
3 issue special-events permits for activities that
4 will be taking place in certain areas and certain
5 venues. And Fairmount Park was included.

6 I have a copy of that with me. And
7 Fairmount Park was included as part of the task
8 force to give the approvals for the special-event
9 permit.

10 COUNCILMAN CLARKE: So what you're saying
11 is that potentially the individual holding an event
12 on park land under this bill would be required to --

13 MR. HAIGLER: To get a permit.

14 COUNCILMAN CLARKE: -- get a user fee in
15 addition to our request for a donation.

16 MR. HAIGLER: I believe so.

17 The way I read the bill, it seems like it
18 does not really make that particular type of
19 distinction. The only really distinction that it
20 makes is that if the planned event is held on a
21 premises and it is anticipated that the even will be
22 overcrowding of the premises, or the building itself
23 will overflow into the public area, then that's when
24 this permit will kick in.

25 So Fairmount Park, I don't think, unless

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2 it's done at Memorial Hall and it overflows Memorial
3 Hall --

4 COUNCILMAN CLARKE: The Parkway is
5 traditionally where we tend to have a problem in
6 overflow. As you know, we have several large events
7 where we have upwards of 500,000-plus people, and I
8 happen to get a lot of requests from surrounding
9 residents.

10 And I just wanted to get some clarity on,
11 would there be a distinction on park land,
12 particularly the Parkway and Memorial Hall
13 (indiscernible) but residential areas and commercial
14 areas. What would be the outcome of those
15 particular events as it relates to the adoption of
16 this particular bill?

17 MR. HAIGLER: I believe that's something
18 we will probably have to discuss.

19 COUNCILMAN DICICCO: I think the
20 distinction is that this legislation attempts to
21 address the issues concerning a for-profit entity
22 that is promoting an event as opposed to the Greek
23 Picnic, for example, which is a City-sponsored
24 event. And there is an overflow of the Greek
25 Picnic, as we all know, into other neighborhoods,

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2 including South Street. But the Greek Picnic is not
3 sponsored by the people on South Street, so it
4 wouldn't interfere with the Greek Picnic.

5 I'm just using that as an example 'cause
6 that's one of the bigger events that we have in this
7 city that has a tendency to get out from where the
8 initial event is taking place.

9 COUNCILMAN CLARKE: The majority of the
10 events that --

11 COUNCILMAN DICICCO: And I only reference
12 that by way of example.

13 COUNCILMAN CLARKE: Right. No, I'm just
14 saying that the majority of the events that are
15 actually held on the Parkway tend to be for
16 for-profit corporations. Interesting.

17 MR. HAIGLER: It is a good question so --

18 COUNCILMAN CLARKE: I'm just suggesting
19 that we --

20 COUNCILMAN DICICCO: They would still need
21 the special-events permit from the Park Commission.
22 Is Mr. Fader or somebody here to add to that?

23 COUNCILMAN KENNEY: He's not here.

24 COUNCILMAN DICICCO: No, he's not here.

25 COUNCILMAN CLARKE: Yeah, I'm just

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2 suggesting that maybe someone --

3 MR. HAIGLER: But it seems the way the
4 ordinance was read, that especially under what a
5 planned event is, the definition for "a planned
6 event," it relates that the sponsor, through
7 advertisement, and in the other parts of it, that
8 the sponsor would reasonably expect that there would
9 be significantly more people that can be
10 accommodated within the safe occupancy limits of the
11 premises.

12 I think when you say something like that,
13 it appears that if you have a building that you
14 already have occupancy limits on and the overflow
15 overflows from that area or that building into
16 another area.

17 So I think that's why we need clarity on
18 that.

19 COUNCILMAN KENNEY: Okay.

20 COUNCILMAN CLARKE: I only ask that
21 question because the Fairmount Park has recently
22 actually adopted a special-events policy for the
23 Parkway in particular, so I just wanted to make sure
24 that --

25 COUNCILMAN DICICCO: I don't think this

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2 would supersede that, this would not supersede that.

3 COUNCILMAN CLARKE: Okay, I'm fine. I
4 just wanted to get some clarity.

5 COUNCILMAN DICICCO: This is not unlike
6 situations where the stadium district, when the
7 capacity of the crowds in all of the venues exceeds
8 a certain number where there's a need for additional
9 resources that the entities, I think, pick up some
10 of the costs of that. The entities being the teams
11 or the First Union Center.

12 COUNCILMAN CLARKE: Right.

13 COUNCILMAN DICICCO: So it's kind of
14 similar to that, I guess, in the sense that you know
15 by way of advertising that you're going to bring in
16 excess of 80,000 people to the three venues
17 cumulatively, then you'd need more police and other
18 kinds of City staffing personnel there, and somebody
19 has to pay for it other than the taxpayer.

20 Thank you. I don't have any other
21 questions.

22 COUNCILMAN KENNEY: Thank you very much.

23 COUNCILMAN CLARKE: Thank you.

24 COUNCILMAN KENNEY: Councilman Cohen.

25 COUNCILMAN COHEN: Questions to the

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2 chairman. Are there going to be other witnesses
3 from L&I and the Police Department?

4 COUNCILMAN KENNEY: No. There's one
5 witness left.

6 COUNCILMAN COHEN: It seems to me that --
7 I would like to know what the evaluation of those
8 two departments would be with respect to a volunteer
9 enforcement, if that is not an anachronism by itself
10 of the provisions of this bill. Have there been any
11 discussions as to whether something could be worked
12 out amicably, where the police could just do police
13 activities, and L&I could just do the normal L&I
14 activities? Or is it the feeling of both
15 departments that special legislative assistance is
16 required?

17 MR. HAIGLER: Well, I believe the Charter
18 delineates what our roles are and what our functions
19 are. So L&I would only do what we're legally
20 allowed to do under the Charter provision, and the
21 police would do whatever they're legally allowed to
22 do under the Charter division to enforce the
23 ordinance.

24 The police would be responsible for crowd
25 control, keeping the peace. That's what's stated in

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2 the Charter that the police do.

3 As far as L&, I our jobs are primarily to
4 deal with and life-safety issues and building-code
5 issues and safety and inspections of buildings. So
6 we would, in essence, enforce the provisions of the
7 codes that we are lawfully responsible to enforce,
8 such as our building construction occupancy codes
9 related to the activities within the building and
10 our business compliance codes related to the
11 business activity itself.

12 I hope that answers your question. I
13 don't know if I answered it or not.

14 COUNCILMAN COHEN: Well, let me ask you a
15 question -- I'm not sure whether it does or not.

16 Suppose there's one business owner who's
17 not friendly and says, I'm going to be celebrating
18 Mardi Gras, or whatever occasion it might be, and
19 I'm going to invite everybody down here and I'm
20 going to have a big sale on my property. Everybody
21 else will benefit it, but I'm going to advertise
22 this as much as possible. I think it's good for the
23 community. There may be other business people and
24 residents who have different points of view.

25 How are the costs apportioned to people

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2 applying to those events, where you cannot get
3 general or overwhelming approval, where there are
4 differences of opinion?

5 MR. HAIGLER: How would the costs be
6 apportioned?

7 COUNCILMAN COHEN: Yeah. Well, say the
8 police reach the conclusion that they need many more
9 officers present. L&I may need many more inspectors
10 present. How are those costs --

11 MR. HAIGLER: Well, I guess that would be
12 something that the Managing Director would have to
13 take a look at based upon what's submitted to the
14 Managing Director.

15 As far as the cost of the additional
16 personnel, the additional service, it would go to
17 the Managing Director, and the Managing Director
18 would, I'm sure, take whatever necessary steps to
19 make sure the City is reimbursed for whatever that
20 cost is.

21 That's not something that the individual
22 department would look at; that's something that the
23 individual department would submit to the Managing
24 Director based on what the costs were, our actual
25 costs were to enforce the ordinance.

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2 COUNCILMAN DICICCO: And, Councilman
3 Cohen, I think it's a good point you raise, and part
4 of what we addressed and part of the discussions
5 creating this legislation had to deal with who would
6 be overseeing the operations of the departments, and
7 it would be the Managing Director that ultimately
8 will make those decisions.

9 And since it's a for-profit entity that
10 will be promoting these events, and in the case of
11 Mardi Gras, as an example, we know from years of
12 experience what to expect in terms of crowd
13 participation, that we have a better understanding
14 for that event than maybe some others that we
15 haven't done yet as to what the additional costs to
16 the City are.

17 As an example, I think, last year -- and
18 we all remember last year and would like not to have
19 it happen again this year, there was in excess of
20 \$100,000, I believe, in police personnel and L&I
21 personnel costs involved to that event, not counting
22 the 40 or \$50,000 in damages that were created by
23 the participants.

24 So we know going into this year and know
25 even more so that the owner of the establishment who

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2 promoted Mardi Gras last year has publicly said, If
3 you think you saw big crowds this year -- meaning in
4 2001 -- wait till you see what you we'll bring in
5 2002. He's talking 100,000 or more people that he's
6 promoting to come to the City of Philadelphia.

7 And we like to have people come here and
8 spend their money, but we also understand that it is
9 a for-profit entity and I think it should be treated
10 similar to the way we treat the stadium districts,
11 as I said earlier, when you have crowds that will
12 exceed a certain number, to give protection to the
13 residential communities that are adjacent to those
14 commercial corridors.

15 COUNCILMAN COHEN: Would the expense allow
16 for it to be worked out in advance?

17 COUNCILMAN DICICCO: That would be
18 determined, I believe, by what the Managing Director
19 would determine based on the Managing Director's
20 discussions with the various departments that will
21 be needed for the day's events -- police,
22 sanitation, L&I, and whatever other departments we
23 need -- to make sure we have orderliness out there
24 and we can provide a safe environment for people who
25 are coming there -- as well as, more importantly,

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2 which led me to this legislation, the safety of the
3 community, the residential community that is
4 adjacent. In this case, it's the South Street
5 corridor.

6 COUNCILMAN COHEN: Would the payments come
7 to the City in advance or would they be billed?

8 COUNCILMAN DICICCO: I believe that's part
9 of what the requirement for the for-profit entity
10 would have to -- based on the determination of the
11 Managing Director as to the cost what the costs are,
12 it would have to be paid in advance.

13 So you won't get a permit to do that until
14 you pay for the permit in advance. And that
15 number's fluid, depending on what we anticipate the
16 level of resources to be needed to provide for the
17 safety of the participants again -- and more
18 importantly, again, for the protection of the
19 residential communities.

20 COUNCILMAN COHEN: Has the Managing
21 Director's Office yet been involved in this?

22 COUNCILMAN DICICCO: Yes, yes.

23 COUNCILMAN COHEN: The New Managing
24 Director?

25 COUNCILMAN DICICCO: Yes. And we knew it

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2 was late, but there were other people who were
3 deputies who have been involved in this from the
4 beginning, so the new Managing Director was able to
5 get a better understanding quickly because, one,
6 she's obviously worked for the City for a number of
7 years, but the deputies were able to inform her of
8 what this is all about. And she agrees with it.

9 COUNCILMAN COHEN: Thank you.

10 Thank you, Mr. Chairman.

11 COUNCILMAN KENNEY: Thank you very much.

12 Are there any other questions for
13 Mr. Haigler?

14 (No further questions.)

15 COUNCILMAN KENNEY: Thank you very much.
16 Bernice?

17 (Witness comes forward.)

18 COUNCILMAN KENNEY: Good morning. Please
19 identify yourself for the record.

20 MS. HAMEL: Good morning. I'm Bernice
21 Hamel, and I'm speaking on behalf of approximately
22 25,000 residents that are impacted by the South
23 Street Corridor, the chairman of the Community
24 Advisory Council of the South Street Head House
25 District. This is a committee of the district, and

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2 although I represent 25,000 residents, I have one
3 vote on the board, so I'll read to you the letter
4 that I've written.

5 COUNCILMAN DICICCO: And it wasn't long
6 ago that you didn't even have one vote.

7 MS. HAMEL: That's true.

8 "I am testifying on behalf of the
9 Community Advisory Council of the South Street Head
10 House District. The Community Advisory Council is
11 made up of residents and neighborhoods that are
12 directly affected or impacted by activities and
13 events in the South Street Corridor. As a board
14 director of the district representing residents of
15 these communities, I serve as the Council's
16 chairperson.

17 "The following communities were
18 represented at the Council's December 3rd monthly
19 meeting: Bella Vista and Bella Vista Town Watch,
20 Hawthorne and Hawthorne's Empowerment Coalition,
21 Queen Village Neighbors Association, Society Hill
22 Civic Association, South Street Neighbors, and
23 Washington Square West Civic Association.

24 "Prior to the meeting, all representatives
25 had received a copy of Bill 010690 regarding this

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2 liquor festival planned-event permits legislation.
3 Council representatives considered the bill that
4 ideally would develop with the City a crowd
5 management plan for such events, reimburse the City
6 for any increase in police and fire protection, and
7 pay for any resulting damage to business or
8 neighborhood property secured by a bond.

9 "David Fitz from Councilman DiCicco's
10 office attended our meeting and responded to our
11 many questions and concerns. The consensus of the
12 Council is that although the legislation as
13 currently written may not be perfect, it could help
14 minimize the disruptive effects of Mardi Gras-type
15 events from happening or decrease the size of the
16 crowds that converge on the corridor during such
17 events.

18 "After much thought and discussion,
19 representatives from their respective neighborhoods
20 and/or organizations voted seven in favor of the
21 bill, with one abstention, and no vote of
22 opposition."

23 COUNCILMAN DICICCO: Thank you, Bernice.

24 (Witness comes forward.)

25 COUNCILMAN KENNEY: Good morning. Please

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2 identify yourself for the record and proceed.

3 MS. PUCKETT: My name is Colleen Puckett.

4 I'm the President of Queen Village Neighbors

5 Association.

6 COUNCILMAN KENNEY: Please proceed with

7 your testimony.

8 MS. PUCKETT: This is not prepared

9 testimony; this is just off-the-cuff remarks. I did

10 want to come here today to show my full support of

11 Councilman DiCicco and also of this bill requiring

12 special permits to promote huge events.

13 I live in Queen Village, about two blocks

14 away from South Street, and I don't think it's a

15 secret that this bill was drafted in response to

16 events that took place last February, Mardi Gras.

17 And it was at the request of the surrounding

18 communities that were greatly impacted by this event

19 that this legislation is sitting here today.

20 That evening and also several days after,

21 I was inundated with phone calls from residents

22 telling me of horrible experiences that had as a

23 result of this event. One resident looked out his

24 window around 10 o'clock that night to see drunks

25 trying to smash his van windows. I had another

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2 family tell me they were awakened by the sound of
3 drunks outside their home just about two blocks away
4 from South Street, threatening to throw a cement
5 planter through their window.

6 In both these instances, the residents
7 called the police and were told separately that they
8 couldn't do anything, that all of their resources
9 were taken into account on South, that they could
10 not respond.

11 I also know of two families who are moving
12 out of the neighborhood as a direct result of this
13 event. And I'm like you, Councilman Kenney, I take
14 that very personally when someone decides to leave
15 my neighborhood.

16 So is this bill perfect? No, but I feel
17 that a little bit of accountability and planning can
18 go a long way. We're not necessarily saying no to
19 large events on South Street. We love South Street.
20 There's a new chairman of the district, Michael
21 Sanchek (ph.) who has done a lot to reach out to the
22 surrounding communities. We're building a
23 relationship where we can work together to make
24 South Street better for everyone, including
25 businesses.

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2 And I think this is a good first step. If
3 they want to have large events like this, they need
4 to take responsibility for them.

5 And that's all I have to say. Thank you.

6 COUNCILMAN KENNEY: Thank you very much
7 for your testimony.

8 Any questions for these witnesses?

9 COUNCILMAN DICICCO: I want to thank both
10 of you for coming here. It's important that you're
11 here, especially in light of what my legislative
12 assistant informed me yesterday, that there were
13 some people at the district who now feel as though I
14 am anti-business -- that's really a major shift in
15 who I am but -- and I understand that Mr. Tissian
16 (ph.) who was the former president of the Society
17 Hill Civic Association, who is now currently
18 involved with the Center City Residents Association,
19 and also sits on the South Street Head House, says
20 that I'm kissing -- I won't say the exact words that
21 he said -- residents' butts, but --

22 MS. PUCKETT: Well, I think it's time.

23 (Laughter.)

24 COUNCILMAN DICICCO: I really found that
25 to be very strange coming from a man who claims to

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2 represent residential groups in this case condemning
3 me for being too pro-residential. Things do change
4 in this business rather quickly.

5 But I do want to thank you for being here
6 and I appreciate your support. And I know you put a
7 lot of time in with this legislation, and express my
8 appreciation to the other groups.

9 And I would like to take the time also to
10 thank Councilman Kenney and Senator Fumo, who really
11 helped me get this going back in February when we
12 some press conferences relating to the problems that
13 were there. Had Senator Fumo's office really helped
14 with the legislation and worked with the Law
15 Department to get to us this point.

16 Thank you and have a good day.

17 COUNCILMAN KENNEY: Thank you very much.

18 Just one thing. I mean, as far as taking
19 things personally, when people leave the
20 neighborhood, there's about five or six bars that
21 could leave that neighborhood tomorrow, and I
22 wouldn't take it personally at all.

23 (Laughter.)

24 COUNCILMAN KENNEY: As a matter of fact,
25 I'd come down and help them pack if they want.

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2 But thank you very much.

3 MS. PUCKETT: Thanks.

4 COUNCILMAN KENNEY: Any other witnesses on
5 this bill?

6 (No response.)

7 COUNCILMAN KENNEY: Thank you.

8 Seeing none, that will bring us to the end
9 of this public hearing.

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1 12/5/01 RULES COMMITTEE - PUBLIC MEETING

2 COUNCILMAN KENNEY: We now convene a
3 public meeting. The Chair recognizes Councilmember
4 Nutter for a motion on Bill No. 010557. All of
5 these bills are being requested to have the rules
6 suspended.

7 COUNCILMAN NUTTER: Is Councilman Cohen
8 here?

9 Mr. Chairman, I move that Bill No. 010557
10 be reported out of this committee with a favorable
11 recommendation and a further recommendation
12 recommend that the rules of Council be suspended so
13 as to permit first reading at the next session.

14 (Duly seconded.)

15 COUNCILMAN KENNEY: It's been moved and
16 seconded.

17 All in favor?

18 There are none opposed.

19 Bill No. 010557 will be reported out of
20 committee with a favorable recommendation and with a
21 request for a rules suspension to allow for first
22 reading at our next Council session.

23 The Chair recognizes Councilman DiCicco
24 for a motion on Bill No. 010647.

25 COUNCILMAN DICICCO: Thank you,

1 12/5/01 RULES COMMITTEE - PUBLIC MEETING

2 Mr. Chairman. I move that Bill No. 010647 be
3 reported out of committee with a favorable
4 recommendation and a further recommendation that the
5 rules of Council be suspended.

6 (Duly seconded.)

7 COUNCILMAN KENNEY: Moved and seconded.

8 All in favor?

9 There are none opposed.

10 Bill No. 010647 will be reported out of
11 this committee favorably and a request will be for
12 made for a rules suspension to allow for first
13 reading at our next Council session.

14 The Chair recognizes Councilmember Cohen
15 for a motion on Bill No. 010648.

16 COUNCILMAN COHEN: Move to adopt.

17 (Duly seconded.)

18 COUNCILMAN KENNEY: Councilman Cohen moves
19 to report Bill No. 010648 out of committee with a
20 favorable recommendation and with a request for a
21 rules suspension to allow for first reading at our
22 next Council session.

23 It's been moved and moved and seconded.

24 All in favor?

25 None opposed.

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2 Bill No. 010648 will be reported out of
3 this committee favorably and a request will be made
4 for a rules suspension to allow for first reading at
5 our next Council session.

6 The Chair recognizes Councilman Clarke for
7 a motion on Bill No. 010649.

8 COUNCILMAN CLARKE: Thank you,
9 Mr. Chairman. I move that Bill No. 010649 be
10 reported out of committee with a favorable
11 recommendation and a request for a suspension of
12 rules so as to be read at the next session of
13 Council.

14 (Duly seconded.)

15 COUNCILMAN KENNEY: Moved and seconded.

16 All in favor, aye?

17 There are none opposed.

18 Bill No. 010649 will be reported out of
19 this committee favorably and a request will be made
20 for a rules suspension to allow for first reading at
21 our next Council session.

22 The Chair recognizes Councilman DiCicco
23 for a motion on Bill No. 010690.

24 COUNCILMAN DICICCO: Thank you,
25 Mr. Chairman. I move that Bill No. 010690 be

1 12/5/01 RULES COMMITTEE - PUBLIC MEETING

2 reported out of committee with a favorable
3 recommendation and a request for a suspension of the
4 rules.

5 (Duly seconded.)

6 COUNCILMAN KENNEY:Moved and seconded.

7 All in favor, aye?

8 There are none opposed. Bill No. 010690
9 will be reported out of this committee favorably and
10 a request will be made for a rules suspension to
11 allow fir first reading at our next Council session.

12 Thank you very much for your attendance.
13 That concludes the business of the Rules Committee.

14 The Committee of the Whole should be
15 beginning shortly.

16 (Proceedings end at 11:50
17 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia's meeting of the Council Committee on
Rules of Wednesday, December 5, 2001, are contained
fully and accurately in the stenographic notes taken
by me upon, and that this is a true and correct
transcript of same.

RE: Ordinance No.'s 010557, 010647, 010648,
010649, 010690

_____,
Josephine Cardillo
Registered Professional Reporter
and Notary Public

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