

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, November 14, 2018
10:30 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILWOMAN CINDY BASS
COUNCILWOMAN JANNIE L. BLACKWELL
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN MARK SQUILLA
COUNCILMAN AL TAUBENBERGER

BILLS 180747, 180749, 180842, 180872, 180905,
180907, and 180908

- - -

1 11/14/18 - RULES - BILL 180747, ETC.

2 COUNCILMAN GREENLEE: Good
3 morning. It's still morning. At least
4 we made it to morning.

5 This is the Committee on Rules.
6 We have now attained a quorum consisting
7 of Councilman Taubenberger, Councilman
8 Jones, Councilwoman Blackwell, and
9 Council President Clarke.

10 Let me first announce that Bill
11 No. 180842 at the request of the sponsor
12 is being held to the call of the Chair,
13 and we're going to go out of our public
14 hearing into a public meeting, and the
15 Chair recognizes Councilman Jones
16 regarding another bill.

17 COUNCILMAN JONES: Thank you,
18 Mr. Chairman. I'd like to make a motion
19 that Bill No. 180905 will be continued
20 until 10:00 a.m. Tuesday, December 4th.

21 (Duly seconded.)

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

24 All in favor?

25 (Aye.)

1 11/14/18 - RULES - BILL 180747, ETC.

2 COUNCILMAN GREENLEE: Opposed?

3 (No response.)

4 COUNCILMAN GREENLEE: Hearing

5 none, Bill No. 180905 will be continued

6 until 10:00 a.m. Tuesday, December 4th at

7 our next Rules Committee.

8 COUNCILWOMAN BLACKWELL: Thank

9 you, Mr. Chairman.

10 COUNCILMAN GREENLEE: Yes.

11 You're welcome, Councilwoman.

12 Now we will go out of our

13 public meeting, back into the public

14 hearing, and, Ms. Marconi, will you

15 please read the title of our first bill.

16 THE CLERK: Bill No. 180747, an

17 ordinance adopting an amendment to the

18 Articles of Incorporation of the Old City

19 Special Services District of Philadelphia

20 to extend the term of that Authority, all

21 under certain terms and conditions; and

22 Bill No. 180749, an ordinance

23 approving a new plan, estimated costs and

24 proposed method of assessment of the Old

25 City Special Services District of

1 11/14/18 - RULES - BILL 180747, ETC.
2 Philadelphia for and concerning business
3 improvements and administrative services
4 to the Old City area of the City of
5 Philadelphia, all under certain terms and
6 conditions.

7 (Witnesses approached witness
8 table.)

9 COUNCILMAN GREENLEE: Thank
10 you.

11 Mr. Murphy.

12 MR. MURPHY: Good morning,
13 Mr. Chairman and members of the Rules
14 Committee. My name is Denis Murphy. I'm
15 the Director of Commercial Corridor
16 Development for the Philadelphia Commerce
17 Department. I'm here to testify in
18 support of both bills today.

19 The first bill amends the
20 Articles of Incorporation of the Old City
21 District to extend the term of the
22 District as a Pennsylvania Municipal
23 Authority, and the second bill approves a
24 new five-year plan for services and
25 improvements for the Old City District,

1 11/14/18 - RULES - BILL 180747, ETC.
2 including the method of assessing
3 property owners.

4 In 1998, property owners and
5 business people in Old City came together
6 to plan and pay for supplemental services
7 and improvements through creation of a
8 business improvement district. Since its
9 inception, the Old City District has used
10 assessment funds to provide sidewalk
11 litter removal and to beautify the
12 District.

13 In recent years, the Old City
14 District has adapted to trends affecting
15 Old City by improving nighttime security
16 and emphasizing activities such as
17 marketing Old City, business attraction
18 and, more recently, improving Old City's
19 public spaces. The District's activities
20 have played a critical role in helping
21 Old City continue to be a desirable
22 location for independent retailers,
23 restaurants, technology businesses, and
24 for new residents.

25 The proposed plan will continue

1 11/14/18 - RULES - BILL 180747, ETC.
2 these important activities. Old City
3 District should be commended for their
4 efforts to gather input from property
5 owners and businesses during the
6 development of their new five-year plan
7 and for creating a plan that responds to
8 the current needs in a cost-effective
9 way.

10 BIDs are a great example of
11 collaboration between the City and our
12 commercial areas. This worthwhile effort
13 deserves our support.

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

16 COUNCILMAN GREENLEE: Thank
17 you.

18 Why don't we hear from both.
19 Job, we have your written testimony.
20 There will be no objection to shortening
21 it if you see fit. Thank you.

22 MR. ITZKOWITZ: Okay. Thank
23 you, Chairman Greenlee.

24 Good morning, Chairman Greenlee
25 and all members of the Committee. My

1 11/14/18 - RULES - BILL 180747, ETC.
2 name is Job Itzkowitz. I am the
3 Executive Director of the Old City
4 Special Services District. I'm here to
5 testify on Bills No. 180747 and 180749.

6 As Chairman mentioned, I've
7 submitted longer written testimony
8 outlining the details of OCD's proposed
9 five-year plan and budget.

10 OCD was established by City
11 Council ordinance in 1998, as Denis
12 mentioned, in accordance with the
13 Municipal Authority's Act. In November
14 2002, the City authorized a 20-year
15 extension through 2022. In 2013, the
16 City approved OCD's five-year plan and
17 budget through this year. Now in its
18 20th year, OCD continues to maintain and
19 improve the dynamic Old City
20 neighborhood. OCD serves to supplement,
21 but not replace, both the services
22 provided by the City of Philadelphia and
23 the responsibilities of property owners
24 contributing to a healthy environment for
25 businesses to be successful, for visitors

1 11/14/18 - RULES - BILL 180747, ETC.
2 to enjoy their experience in Old City,
3 and for residents to maintain a positive
4 quality of life.

5 In the interest of time, I can
6 just summarize general areas where we do
7 work. We provide clean and safe public
8 spaces. That includes litter removal, as
9 Denis mentioned. We also provide for
10 police details on Friday and Saturday
11 evenings, and we have a private security
12 patrol at those times as well.

13 We also work on business
14 attraction, publishing biannual State of
15 Old City, informing commercial brokers
16 what is available and helping businesses
17 connect better to the City.

18 We also provide marketing and
19 promotional services for Old City and the
20 neighborhood, and that includes an annual
21 brochure as well as major events such as
22 our annual Old City Fest that attracts
23 about 20,000 people each year. And we
24 are doing a lot of work in the public
25 realm in terms of capital improvements.

1 11/14/18 - RULES - BILL 180747, ETC.

2 That includes streetscape. So just this
3 week, we're hanging our wreaths for the
4 holidays. We hung our snowflakes on
5 Market Street.

6 So that's just a sampling of
7 the work Old City District does to
8 promote and support the Old City
9 neighborhood. A more detailed breakdown
10 is available on both my submitted written
11 testimony and our proposed five-year
12 plan, copies of which are available and
13 is actually part of the bill, I believe.

14 OCD mailed this five-year plan
15 and budget to affected property owners in
16 the boundaries in June of this year and
17 hosted a public hearing on July 16th at
18 the Independence Visitors Center to
19 receive feedback from the public.

20 Following the hearing, affected property
21 owners within the District had 45 days to
22 file objections to and disapprove the
23 final plan for proposed continuance of
24 the OCD. No affected property owners
25 filed objections or disapprovals of the

1 11/14/18 - RULES - BILL 180747, ETC.
2 proposed continuance.

3 Thank you for your time, and
4 I'm happy to answer any questions you may
5 have.

6 COUNCILMAN GREENLEE: Geez, if
7 nobody complained, you must be doing a
8 pretty good job out there.

9 First of all, let the record
10 reflect Councilman Squilla, Vice Chair of
11 the Committee, is present.

12 Just one question. Mr. Murphy,
13 I know we have some technical amendments.
14 It looks like we're just kind of
15 renumbering the sections here; is that
16 right?

17 MR. MURPHY: I know there
18 are --

19 COUNCILMAN GREENLEE: You know
20 what I'm talking about? This is Bill No.
21 180749.

22 MR. MURPHY: Okay. Yeah. I
23 know that the Mayor's Office corrected my
24 testimony yesterday, and actually I did
25 bring extra copies of that.

1 11/14/18 - RULES - BILL 180747, ETC.

2 COUNCILMAN GREENLEE: No. We
3 have them here. I just wanted to just
4 put on the record that we have that
5 amendment.

6 The record will reflect
7 Councilwoman Bass, a member of the
8 Committee, is also present.

9 Are there any questions for
10 either of these witnesses?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing
13 none, see, we agree, you're all doing a
14 good job there.

15 MR. ITZKOWITZ: Great. Thank
16 you very much.

17 COUNCILMAN GREENLEE: Thank you
18 very much.

19 Is there anyone else here to
20 testify on either Bill 180747 or 180749?

21 (No response.)

22 COUNCILMAN GREENLEE: Seeing
23 none, Ms. Marconi, our next bill, please.

24 THE CLERK: Bill No. 180872, an
25 ordinance to amend the Philadelphia

1 11/14/18 - RULES - BILL 180747, ETC.
2 Zoning Maps by changing the zoning
3 designations of certain areas of land
4 located within an area bounded by Allens
5 Lane, Bryan Street, Mount Pleasant
6 Avenue, Mower Street, Sedgwick Street
7 (extended), Lincoln Drive, Ellet Street,
8 and McCallum Street.

9 (Witness approached witness
10 table.)

11 COUNCILMAN GREENLEE: Thank
12 you.

13 Mr. Gregorski.

14 MR. GREGORSKI: Good morning,
15 Councilman Greenlee, members of the Rules
16 Committee. I'm Marty Gregorski, the
17 Division Director with the Development
18 Division at the Philadelphia City
19 Planning Commission. I'm here to testify
20 on Bill No. 180872, which was introduced
21 into City Council on October 4th of this
22 year by Councilmember Bass.

23 Bill No. 180872 amends the
24 Philadelphia Zoning Maps in the area
25 described. The zoning changes are

1 11/14/18 - RULES - BILL 180747, ETC.
2 corrective changes as proposed under the
3 PCPC's Upper Northwest District Plan that
4 updates the zoning maps to reflect the
5 as-built conditions.

6 The Philadelphia City Planning
7 Commission will consider Bill No. 180872
8 at its meeting of November 27th of this
9 year where the staff will recommend it
10 for approval.

11 And I'd be happy to answer any
12 questions.

13 COUNCILMAN GREENLEE: Thank
14 you, Mr. Gregorski.

15 And the record will reflect we
16 have an amendment that will be offered
17 that will include the maps showing the
18 before and after --

19 MR. GREGORSKI: Yes.

20 COUNCILMAN GREENLEE: -- of
21 these zoning changes.

22 Any questions for
23 Mr. Gregorski?

24 Councilwoman Bass.

25 COUNCILWOMAN BASS: I just

1 11/14/18 - RULES - BILL 180747, ETC.
2 really wanted to thank you and Planning
3 and all the folks who worked on this and
4 spent so much time on it and have an
5 outcome that was favorable for the
6 community that everyone could agree on
7 and that it's going to be good for this
8 area. So I just really wanted to say
9 thank you.

10 MR. GREGORSKI: Thank you.

11 COUNCILMAN GREENLEE: Thank
12 you, Councilwoman.

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

15 (No response.)

16 COUNCILMAN GREENLEE: Seeing
17 none, anyone else here to testify on Bill
18 No. 180872?

19 (No response.)

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

22 THE CLERK: Bill No. 180907, an
23 ordinance to amend the Philadelphia
24 Zoning Maps by changing the zoning
25 designations of certain areas of land

1 11/14/18 - RULES - BILL 180747, ETC.
2 located within an area bounded by Ontario
3 Street, Gaul Street, Castor Avenue,
4 Thompson Street, Butler Street
5 (extended), and the Delaware Expressway.

6 MR. GREGORSKI: Good morning,
7 Councilman Greenlee, members of the Rules
8 Committee. I'm Marty Gregorski with the
9 Philadelphia City Planning Commission.

10 Bill No. 180907 amends the
11 Philadelphia Zoning Maps in the area
12 described. This bill will change the
13 zoning of parcels to match how they are
14 currently being used. The Council office
15 requested the bill to address a
16 constituent's concern and worked with the
17 Commission staff to ensure that the
18 blocks where residential development
19 exists will remain zoned for residential,
20 while blocks with active businesses will
21 remain zoned for business development.
22 These businesses include ambulance
23 storage and maintenance, flag
24 manufacturing, uniform distributing,
25 metal working, the manufacturing of

1 11/14/18 - RULES - BILL 180747, ETC.
2 advertising displays. The bill is in
3 substantial conformance with the
4 recommendations of the Comprehensive
5 Plan.

6 The Philadelphia City Planning
7 Commission will consider Bill No. 180907
8 at its meeting of November 27th of this
9 year and the staff will recommend it for
10 approval.

11 And I'd be happy to answer any
12 questions.

13 COUNCILMAN GREENLEE: Thank
14 you, sir. I think the key phrase is that
15 the bill will change the parcels to match
16 how they are currently being used.

17 MR. GREGORSKI: That's correct.

18 COUNCILMAN GREENLEE: It
19 certainly makes sense.

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

22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, anyone else here to testify on Bill
25 No. 180907?

1 11/14/18 - RULES - BILL 180747, ETC.

2 (No response.)

3 COUNCILMAN GREENLEE: Seeing
4 none, Ms. Marconi, our final bill today.

5 THE CLERK: Bill No. 180908, an
6 ordinance amending Section 14-523 of The
7 Philadelphia Code, entitled "Overlay
8 Zoning Districts," by adding a new
9 subsection, entitled "/IMA, Industrial
10 and Manufacturing Area Overlay District,"
11 and making related changes, all under
12 certain terms and conditions.

13 MR. GREGORSKI: Good morning,
14 Councilman Greenlee --

15 COUNCILMAN GREENLEE: Oh,
16 before you do, I was told legally I have
17 to say there will be an amendment put in
18 and there are maps included, and if
19 anybody here wants to look at the maps,
20 they can look at them.

21 Please. I settled our legal
22 question.

23 MR. GREGORSKI: Marty Gregorski
24 with the Philadelphia City Planning
25 Commission. Bill No. 180908 was

1 11/14/18 - RULES - BILL 180747, ETC.
2 introduced into City Council on October
3 18th by Councilmember Henon.

4 Bill No. 180908 amends the
5 Philadelphia Zoning Code by adding a new
6 subsection, entitled "/IMA, Industrial
7 and Manufacturing Area Overlay District."
8 The /IMA is intended to maintain and
9 preserve an adequate supply of industrial
10 land uses by protecting industrial land
11 areas from conversion to non-industrial
12 related uses. This bill also encourages
13 industrial development. Uses that are
14 not industrial in nature are prohibited
15 within the new overlay in order to
16 protect and attract industrial and
17 manufacturing businesses.

18 The Philadelphia City Planning
19 Commission will consider Bill No. 180908
20 at its meeting of November 27th of this
21 year, at which time the staff will
22 recommend it for approval.

23 And I'd be happy to answer any
24 questions.

25 COUNCILMAN GREENLEE: Thank

1 11/14/18 - RULES - BILL 180747, ETC.

2 you, sir. The amendments, as I just
3 referred, they're the maps, I guess?

4 MR. GREGORSKI: There's maps
5 and -- minor technical changes and the
6 maps were added.

7 COUNCILMAN GREENLEE: Thank
8 you.

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

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing
13 none, is there anyone else here to
14 testify on Bill No. 180908?

15 (No response.)

16 COUNCILMAN GREENLEE: Wow. Ten
17 minutes. That's pretty good.

18 Thank you. That concludes the
19 public hearing. We will now go into a
20 public meeting, and the Chair recognizes
21 Vice Chair Councilman Squilla.

22 COUNCILMAN SQUILLA: Thank you,
23 Mr. Chairman. I'd like to read the
24 following amendments to be approved:
25 Bill No. 180749, Bill No. 180872 as

1 11/14/18 - RULES - BILL 180747, ETC.
2 amended, and Bill No. 180908 as amended.

3 COUNCILMAN GREENLEE: You're
4 moving the amendments?

5 COUNCILMAN SQUILLA: Moving the
6 amendments.

7 (Duly seconded.)

8 COUNCILMAN GREENLEE: It's been
9 moved and seconded the amendments be
10 approved.

11 All in favor?

12 (Aye.)

13 COUNCILMAN GREENLEE: Opposed?

14 (No response.)

15 COUNCILMAN GREENLEE: Hearing
16 none, the amendments as read by
17 Councilman Squilla are approved.

18 The Chair recognizes Councilman
19 Squilla.

20 COUNCILMAN SQUILLA: I'd like
21 to move bills with a suspension of rules
22 to be read at the next Council session,
23 Bill No. 180747, Bill No. 180749 as
24 amended, Bill No. 180872 as amended, Bill
25 No. 180907, and Bill No. 180908 as

1 11/14/18 - RULES - BILL 180747, ETC.

2 amended.

3 (Duly seconded.)

4 COUNCILMAN GREENLEE: It's been
5 moved and seconded that the bills as read
6 by Councilman Squilla be approved with
7 suspension.

8 All in favor?

9 (Aye.)

10 COUNCILMAN GREENLEE: Opposed?

11 (No response.)

12 COUNCILMAN GREENLEE: Hearing
13 none, the motion carries and those bills
14 with the appropriate amendments will be
15 reported out of this Committee favorably
16 with a rules suspension.

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

19 Thank you all very much for
20 your participation. And all the crowds
21 out there, thank you too.

22 (Committee on Rules concluded
23 at 10:45 a.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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