

COUNCIL OF THE CITY OF PHILADELPHIA  
COMMITTEE ON RULES

Room 400, City Hall  
Philadelphia, Pennsylvania  
Tuesday, June 11, 2019  
10:18 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR  
COUNCIL PRESIDENT DARRELL L. CLARKE  
COUNCILWOMAN CINDY BASS  
COUNCILWOMAN JANNIE L. BLACKWELL  
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ  
COUNCILWOMAN BLONDELL REYNOLDS BROWN  
COUNCILMAN MARK SQUILLA

BILL 190233 - An ordinance continuing the East Passyunk Avenue Business Improvement District ("District") beyond its termination date, in an area that generally includes both sides of East Passyunk Avenue from the south side of Federal Street to the east side of South Broad Street...

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2                   COUNCILMAN GREENLEE: Good  
3 morning, everybody. This is the Rules  
4 Committee. We have attained a quorum  
5 consisting of Vice Chairman Councilman  
6 Squilla, Council President Clarke,  
7 Councilwoman Sanchez, and Councilwoman  
8 Bass.

9                   Ms. Marconi, will you please  
10 read the title of the one bill we have  
11 today.

12                  THE CLERK: Bill No. 190233, an  
13 ordinance continuing the East Passyunk  
14 Avenue Business Improvement District  
15 beyond its termination date, in an area  
16 that generally includes both sides of  
17 East Passyunk Avenue from the south side  
18 of Federal Street to the east side of  
19 South Broad Street, certain blocks of  
20 streets that intersect that portion of  
21 East Passyunk Avenue, both sides of South  
22 Broad Street from the north side of  
23 McKean Street to the north side of Snyder  
24 Avenue, and the west side of South Broad  
25 Street from the south side of Mifflin

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Street to the north side of McKean Street  
for which the East Passyunk Avenue  
Business Improvement District,  
Incorporated, a Pennsylvania nonprofit  
corporation, is the Neighborhood  
Improvement District Management  
Association for the District; approving a  
final plan and report for the District,  
including a list of proposed improvements  
and their estimated cost, and providing  
for assessment fees to be levied on  
property owners within the District;  
authorizing the Director of Commerce, on  
behalf of the City, to execute an  
agreement with the East Passyunk Avenue  
Improvement District, Incorporated  
relating to the District; and authorizing  
East Passyunk Avenue Improvement  
District, Incorporated to assess certain  
property owners within the District a  
special property assessment fee to be  
used in accordance with the approved  
final plan; all in accordance with the  
provisions of the Community and Economic

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2           Improvement Act, all under certain terms  
3           and conditions.

4                   COUNCILMAN GREENLEE: That is a  
5           long title. Thank you.

6                   Ms. Marconi, who are our first  
7           witnesses?

8                   THE CLERK: Denis Murphy, Adam  
9           Leiter, and Sarah Anton.

10                  COUNCILMAN GREENLEE: Why don't  
11          the other two also come up.

12                  Mr. Murphy, why you don't  
13          start, please. Identify yourself and  
14          proceed.

15                   (Witnesses approached witness  
16          table.)

17                  MR. MURPHY: Good morning,  
18          Chair Greenlee and members of City  
19          Council. My name is Denis Murphy. I'm  
20          Director of Corridor Development within  
21          the Commerce Department. I'm here to  
22          testify in support of Bill No. 190233  
23          providing for the reauthorization of the  
24          East Passyunk Business Improvement  
25          District.

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2           In 2002, property owners and  
3   business people along East Passyunk and  
4   South Broad created a business  
5   improvement district to pay for  
6   supplemental services. BID assessments  
7   have funded marketing, promotions,  
8   special events, cleaning and  
9   beautification, and support and promotion  
10   of district businesses, among other  
11   activities. The City has been pleased to  
12   support these efforts through business  
13   grants such as the Storefront Improvement  
14   Program and support of the BID's  
15   operations through the CDC Tax Credit  
16   Program.

17           Since 2002, the District has  
18   become a regional dining destination and  
19   a vibrant gathering place for neighbors  
20   and for visitors. The BID has been  
21   instrumental in this growth. The BID's  
22   work has been complemented by cleaning,  
23   property acquisition, management, and  
24   business recruitment provided by PARC,  
25   the Passyunk Avenue Revitalization

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2           Corporation. We are pleased that the  
3           BID's proposed plan includes a  
4           cooperation partnership with PARC where  
5           both organizations work together to  
6           provide the critical services that the  
7           area will need to remain strong.

8                     In creating the proposed  
9           five-year plan, the BID has been very  
10          sensitive to the challenges confronted by  
11          property owners facing higher real estate  
12          tax assessments. They have created a  
13          budget with the lowest possible BID rate  
14          while still providing the services that  
15          the District continues to need.

16                    As East Passyunk evolves, the  
17          leadership and services the BID provides  
18          are critical to maintaining the success  
19          that they have established, along with  
20          their partners. These efforts deserve  
21          the support of the City.

22                    Thank you for your  
23          consideration. I will be happy to answer  
24          any questions you may have.

25                    COUNCILMAN GREENLEE: Thank

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2           you, Mr. Murphy.

3                   Before we hear from anyone  
4           else, first of all, is there anyone here  
5           opposed to this bill?

6                   (No response.)

7                   COUNCILMAN GREENLEE: Okay.

8           Fine. Because we have a tight schedule  
9           here today. I know a lot of you that are  
10          down to testify have also submitted  
11          written testimony. That full written  
12          testimony will be made part of the  
13          record. I'm asking everybody to please  
14          summarize your written statements so that  
15          we can move through, because, again,  
16          there's a number of other things going on  
17          here today, and it looks like we're in  
18          unanimity here from everything I can see.

19                   So, please, sir, identify  
20          yourself and proceed.

21                   MR. LEITER: Good morning,  
22          Chairman Greenlee and members of the  
23          Rules Committee. My name is Adam Leiter.  
24          I am the Executive Director of the East  
25          Passyunk Avenue Business Improvement

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2       District. I'm here to testify on Bill  
3       No. 190233, which approves the new plan.  
4       Today I'll summarize the testimony. I've  
5       submitted written copies.

6           COUNCILMAN GREENLEE: Thank  
7       you.

8           MR. LEITER: When EPA BID was  
9       initially formed, the business corridor  
10      was in need of stabilization and  
11      revitalization after years of stagnancy.  
12      Many properties were in disrepair or  
13      going unrented, and businesses that were  
14      doing well were at risk of being affected  
15      by the surrounding environment.

16           What makes us unique today is  
17      that we are the only mile-long,  
18      continuously walkable business corridor  
19      in the City of Philadelphia. We've been  
20      recognized by Food and Wine Magazine as  
21      one of the "top 10 foodie streets." Of  
22      the 150 independently owned businesses in  
23      the EPA BID, over 40 percent are owned or  
24      co-owned by women, which is double the  
25      overall City and national average. We've



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2       become a diverse mix of businesses that  
3       represent varying price points, styles,  
4       length of establishment, and owner  
5       backgrounds.

6                 Since its founding, EPA BID has  
7       seen the amount of businesses  
8       significantly grow and, in turn, help  
9       establish the broader surrounding  
10      neighborhood as a highly desirable place  
11      to live in South Philly. We actively  
12      work with property owners, business  
13      owners, real estate brokers as key  
14      stakeholders to grow the economic  
15      vitality and activity of the longstanding  
16      commercial corridor.

17                The inherent relationship  
18      between the offerings of the business  
19      corridor and the support of the residents  
20      that surround it is a great symbiotic  
21      pillar of success. Without our services,  
22      it would be a huge challenge for the  
23      businesses along East Passyunk to  
24      coordinate and promote the area as a  
25      whole. Through our marketing efforts,

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2       events, promotions, we are presenting a  
3       collective package of everything that  
4       East Passyunk has to offer, and our  
5       year-round event programming brings in  
6       tens of thousands of visitors for a  
7       variety of thematic offerings, including  
8       our Flavors on the Avenue, the East  
9       Passyunk Car Show, farmers' markets,  
10      holiday happenings, and so much more.

11           Even with the success of the  
12      past decades, the EPA BID is still needed  
13      today. Amid shifting retail  
14      environments, modern shopping habits,  
15      changing City demographics, and  
16      competition between neighborhoods within  
17      the City, the work is more critical than  
18      ever to keep the East Passyunk Avenue  
19      business area attractive, vibrant, and  
20      economically strong. In the last ten  
21      years, there's been exponential growth in  
22      competition amongst Philadelphia  
23      neighborhoods to attract and retain  
24      business, to draw in visitors, and to  
25      support the commerce needs of the

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2       surrounding communities. While East  
3       Passyunk has gained recognition as a  
4       thriving area, it takes a lot of work to  
5       maintain what has been established. We  
6       appreciate the assistance by Councilman  
7       Squilla and his staff and request your  
8       support in reauthorizing the business  
9       improvement district.

10           COUNCILMAN GREENLEE: Thank  
11       you, sir. And, again, your full  
12       statement will be made part of the  
13       record.

14           MR. LEITER: Understood.

15           COUNCILMAN GREENLEE: Are there  
16       any questions for either Mr. Murphy or  
17       Mr. Leiter?

18           Councilman Squilla.

19           COUNCILMAN SQUILLA: One quick  
20       statement. I just want to thank the  
21       City, Denis, and Adam from the BID for  
22       really working together and putting this  
23       out there. It's always a challenge when  
24       reauthorization comes due and concerns  
25       from the business, but you guys have done

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2       a really remarkable job and much  
3       appreciated from our standpoint, because  
4       it makes our job easier. So thank you  
5       for all your work and continued work in  
6       this effort.

7           COUNCILMAN GREENLEE: Thank  
8       you, Councilman.

9           The record will please reflect  
10      that Councilwoman Reynolds Brown, a  
11      member of the Committee, is present.

12           If there's no other questions  
13      for these panelists, thank you both.  
14      Thank you both.

15           Ms. Marconi, who else do we  
16      have on the list here?

17           THE CLERK: Joseph Marino,  
18      Bryan Fenstermaker, Alexander Schneider,  
19      and Christina Russo-Schneider.

20           (Witnesses approached witness  
21      table.)

22           MS. ANTON: My name is Sarah  
23      Anton, and I understood I was called.  
24      I'm sorry. I was waiting in line.

25           COUNCILMAN GREENLEE: Okay.

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2           All right.

3                   MS. ANTON: I understand we're  
4           short for time, so I'm going to  
5           abbreviate my statement.

6                   COUNCILMAN GREENLEE: Please.

7                   MS. ANTON: I understand you  
8           have the whole statement.

9                   So good morning. Thank you for  
10          hearing my testimony. My name is Sarah  
11          Anton and I'm the President of Passyunk  
12          Square Civic Association, a Board member  
13          of Passyunk Avenue Revitalization  
14          Corporation, and a resident of South  
15          Philadelphia. I am here to express my  
16          support for the reauthorization of the  
17          East Passyunk Avenue Business Improvement  
18          District.

19                   As a neighbor living just off  
20          the Avenue since 2003, it has been a  
21          privilege to watch the corridor thrive  
22          under the BID's guidance and leadership.  
23          Neighbors look forward to the annual  
24          Flavors of the Avenue and Restaurant Week  
25          events. We are regularly reminded that

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2       shopping local is a great and convenient  
3       choice. We eagerly await the opening of  
4       the Fountain Farmers' Market, and we get  
5       to take pride in our neighborhood when  
6       hearing news coverage of  
7       behind-the-scenes stories like the  
8       supportive network of women-owned  
9       businesses on the Avenue.

10           I hope this neighborhood  
11       commercial corridor will continue to be  
12       steered by such a strong organization.  
13       As a neighbor and on behalf of the  
14       neighborhood association, I look forward  
15       to a continued partnership with the East  
16       Passyunk Avenue BID and enthusiastically  
17       encourage City Council to approve its  
18       reauthorization.

19           Thank you very much.

20           COUNCILMAN GREENLEE: Thank  
21       you. Thank you, Ms. Anton.

22           Whoever would like to go next.

23           MR. FENSTERMAKER: Good  
24       morning, Chairman Greenlee and members of  
25       the Rules Committee. My name is Bryan

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2           Fenstermaker. I'm the Executive Director  
3           of Passyunk Avenue Revitalization  
4           Corporation. On behalf of PARC and its  
5           Board, I'm here to support Bill No.  
6           190233, which is a reauthorization of the  
7           East Passyunk Avenue Business Improvement  
8           District.

9                     I've submitted my testimony,  
10           and at this point, I'll leave that.

11                    COUNCILMAN GREENLEE: Thank  
12           you.

13                    See, that's a great testimony.  
14           You can't do any better than that.

15                    MR. MARINO: Sit back.

16                    COUNCILMAN GREENLEE: We're  
17           going to record that to make sure that  
18           everybody tomorrow with our 30 bills  
19           heard that, please.

20                    MR. MARINO: I repeat, make  
21           yourself comfortable.

22                    Good morning, Councilman  
23           Greenlee, Councilmember Greenlee, Chair  
24           and all the other members of Council. My  
25           name is Joseph F. Marino and I have the

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2       pleasure of being a lifelong South  
3       Philadelphia person who has always lived  
4       in East Passyunk Avenue district. I am  
5       proud to be the current President of the  
6       Advisory Council at East Passyunk  
7       Community Center and the founding  
8       Co-Chair of East Passyunk Crossing Civic.  
9       It is with my full support and a detailed  
10      testimony that you have written in front  
11      of you that I commend your approval of  
12      Bill 190233 to reinstate the business  
13      improvement district on East Passyunk  
14      Avenue. They work very strongly in  
15      tandem with both the civic association  
16      and the community center, and you can't  
17      have a thriving and healthy Elm Street  
18      without a thriving and healthy Main  
19      Street. They are our Main Street. We  
20      are the Elm Street.

21               Thank you for your time.

22               COUNCILMAN GREENLEE: Thank  
23      you, Mr. Marino. I appreciate it.

24               No questions for any of the  
25      witnesses?



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2                   (No response.)

3                   COUNCILMAN GREENLEE: I

4                   appreciate that.

5                   Ms. Marconi, do we have anybody

6                   else on the list?

7                   THE CLERK: Pete Spina and

8                   Nancy Melchiore.

9                   COUNCILMAN GREENLEE: Is there  
10                  anyone else here -- come on up.

11                  Who else is here to testify?  
12                  That's it? Just two, three. Please,  
13                  just come up.

14                  (Witnesses approached witness  
15                  table.)

16                  COUNCILMAN GREENLEE: Whoever  
17                  would like to start, please state your  
18                  name.

19                  MR. SPINA: My name is Peter  
20                  Spina. I own a property on the District  
21                  as well as several in the neighborhood.  
22                  I just submitted my testimony in support.  
23                  It's hard to imagine the area's continued  
24                  success without the BID and its efforts,  
25                  so we appreciate Councilman Squilla and

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2           everyone's support in renewing our  
3           certification.

4                   COUNCILMAN GREENLEE: Thank  
5           you, sir.

6                   Please.

7                   MS. ROSSO-SCHNEIDER: Hi. My  
8           name is Christina Rosso-Schneider. I am  
9           co-owner of A Novel Idea on Passyunk.  
10          I'm just going to keep this really short.  
11          As a brand new business -- I just opened  
12          in December -- my husband and I have felt  
13          an outpour of support from the East  
14          Passyunk Avenue Business Improvement  
15          District. EPA BID is such an asset  
16          because of its inclusivity of local  
17          businesses. Having this business  
18          district creates a sense of community in  
19          East Passyunk and we feel very fortunate  
20          to be a part of it. It is an invaluable  
21          asset for both new and established  
22          businesses.

23                   Thank you.

24                   COUNCILMAN GREENLEE: Thank you  
25          very much.

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2           Sir, please state your name and  
3 speak into the microphone.

4           MR. SHER: I have a voice that  
5 carries. Do you still want me to use  
6 this?

7           COUNCILMAN GREENLEE: Yes. We  
8 have to use it so the stenographer can  
9 hear all your eloquent words.

10          MR. SHER: Good morning. My  
11 name is Terry Sher and I'm one of the  
12 three original signers of the BID.  
13 Unfortunately the other two gentlemen had  
14 other things that they had to do today.

15          I'm amazed at the accolades  
16 that I'm hearing today. When we first  
17 came up with this idea and found out that  
18 BIDs were being done and we sat down with  
19 Frank DiCicco, Jimmy Kenney, and some  
20 other people and we went forward with  
21 this, and I cannot believe how it has  
22 grown and how it is being handled, which  
23 has been fantastic.

24          As a property owner, I heartily  
25 request that you guys don't even think

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2           twice and stamp it.

3                   Thank you very much, and  
4           hopefully maybe the next time it comes  
5           up, I'll be back to say hello again.

6                   COUNCILMAN GREENLEE: Look  
7           forward to it. I won't be here, but  
8           we'll look forward to it.

9                   MR. SHEER: You never know.

10                  COUNCILMAN GREENLEE: No; I  
11           know.

12                  Anyone else here to testify?  
13           (No response.)

14                  COUNCILMAN GREENLEE: As I said  
15           to some people before the hearing  
16           started, usually with these BIDs,  
17           somebody has a problem with it. So it  
18           just kind of shows how well you've done  
19           this, because there's nobody here in  
20           opposition. So that is great. So  
21           congratulations to everybody.

22                  So if there's no other  
23           questions or comments?

24                  (No response.)

25                  COUNCILMAN GREENLEE: We will

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2           now go into our public meeting.

3                   The Chair recognizes Councilman  
4           Squilla.

5                   COUNCILMAN SQUILLA: Thank you,  
6           Mr. Chair. I move that Bill No. 190233  
7           be moved out of Committee with a  
8           favorable recommendation.

9                   (Duly seconded.)

10                  COUNCILMAN GREENLEE: It's been  
11           moved and seconded.

12                  All in favor?

13                  (Aye.)

14                  COUNCILMAN GREENLEE:

15           Enthusiastic ayes. Okay.

16                  Opposed?

17                  (No response.)

18                  COUNCILMAN GREENLEE: Hearing  
19           none, Bill No. 190233 is reported out of  
20           this Committee with a favorable  
21           recommendation.

22                   It will have to sit on the  
23           Calendar into the fall, because that's  
24           the rules. It has to be on for 45 days.

25                   So with that, thank you all

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2       very much for your shortened testimony.  
3       We really appreciate that, and  
4       congratulations. Keep doing the good  
5       work. Thank you.

6                   That concludes the work of the  
7       Rules Committee today.

8                   (Committee on Rules concluded  
9       at 10:33 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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