

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE OF THE WHOLE

Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, December 12, 2024
9:36 a.m.

PRESENT:

COUNCIL PRESIDENT KENYATTA JOHNSON
COUNCILWOMAN NINA AHMAD
COUNCILWOMAN CINDY BASS
COUNCILMAN MICHAEL DRISCOLL
COUNCILWOMAN JAMIE GAUTHIER
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN JIM HARRITY
COUNCILMAN CURTIS J. JONES, JR.
COUNCILWOMAN RUE LANDAU
COUNCILWOMAN QUETCY M. LOZADA
COUNCILMAN BRIAN J. O'NEILL
COUNCILMAN NICOLAS O'ROURKE
COUNCILMAN ANTHONY PHILLIPS
COUNCILMAN MARK SQUILLA
COUNCILMAN ISAIAH THOMAS
COUNCILMAN JEFFREY YOUNG, JR.

BILLS: 240966, 240967, 240968, 240969,
240970, 240971, 240972, 240973

1 - - -

2 COUNCIL PRESIDENT

3 JOHNSON: Good morning, everyone.

4 (Good morning.)

5 COUNCIL PRESIDENT

6 JOHNSON: Good morning, everyone.

7 (Good morning.)

8 COUNCIL PRESIDENT

9 JOHNSON: This is the public
10 Committee of the Whole regarding
11 Bill Nos. 240966, 240967, 240968,
12 240969, 240970, 240971, 240972 and
13 240973. I want to thank everyone
14 for being here today.

15 Before calling the roll,
16 I'd like to announce that we have
17 translation services available for
18 anyone present at today's meeting.
19 If needed, please go to the table to
20 my left. Services are being offered
21 in Mandarin and Cantonese.

22 Mr. Christmas, will you
23 please call the roll.

24 THE CLERK: Councilman

1 Squilla.

2 COUNCILMAN SQUILLA:

3 Present.

4 THE CLERK: Council Lady

5 Gauthier.

6 COUNCILWOMAN GAUTHIER:

7 Present.

8 THE CLERK: Councilman

9 Jones.

10 COUNCILMAN JONES:

11 Present.

12 THE CLERK: Councilman

13 Young.

14 COUNCILMAN YOUNG:

15 Present.

16 THE CLERK: Councilman

17 Driscoll.

18 COUNCILMAN DRISCOLL:

19 Present.

20 THE CLERK: Council Lady

21 Lozada.

22 COUNCILWOMAN LOZADA:

23 Present.

24 THE CLERK: Council Lady

1 Bass.
2 COUNCILWOMAN BASS:
3 Present.
4 THE CLERK: Councilman
5 Phillips.
6 COUNCILMAN PHILLIPS:
7 Present.
8 THE CLERK: Councilman
9 O'Neill.
10 COUNCILMAN O'NEILL:
11 Present.
12 THE CLERK: Council Lady
13 Gilmore Richardson.
14 COUNCILWOMAN GILMORE
15 RICHARDSON: Present.
16 THE CLERK: Councilman
17 Thomas.
18 (No response.)
19 THE CLERK: Councilman
20 Harrity.
21 COUNCILMAN HARRITY:
22 Present.
23 THE CLERK: Council Lady
24 Ahmad.

1 COUNCILWOMAN AHMAD:

2 Present.

3 THE CLERK: Council Lady

4 Landau.

5 COUNCILWOMAN LANDAU:

6 Present.

7 THE CLERK: Council Lady

8 Brooks.

9 (No response.)

10 THE CLERK: Councilman

11 O'Rourke.

12 COUNCILMAN O'ROURKE:

13 Present.

14 THE CLERK: Council

15 President Johnson.

16 COUNCIL PRESIDENT

17 JOHNSON: Present. Thank you. A

18 quorum of the Committee is present

19 and this meeting is now called to

20 order.

21 Mr. Christmas, would you

22 please read the titles of the bills.

23 THE CLERK: Bill 240966,

24 to grant the necessary

1 authorizations for the City to help
2 facilitate development,
3 construction, and operation of a new
4 arena for the Philadelphia 76ers
5 professional basketball team and for
6 other uses, including authorizing
7 the Commissioner of Public Property
8 and such other City officials as may
9 be appropriate, on behalf of the
10 City, to enter into the following
11 agreements and take the following
12 actions: (1) acquire fee simple
13 title to all or portions of
14 1001-1025 Filbert Street, 1001-1019
15 Market Street, and 1025 Market
16 Street (together, the "Market and
17 Filbert Street Properties"); (2)
18 acquire fee simple title to other
19 parcels of land, aerial areas and
20 subsurface areas in the vicinity of
21 the Market and Filbert Street
22 Properties including, without
23 limitation, those areas reverting to
24 the City or other parties in

1 connection with the striking of
2 certain aerial portions of Tenth
3 Street between Market Street and
4 Filbert Street (the "Additional
5 Properties") and certain other
6 nearby parcels and areas; (3) enter
7 into a ground lease agreement (the
8 "Lease") with the Philadelphia
9 Authority for Industrial Development
10 ("PAID") under which the City would
11 lease to PAID all or a portion of
12 the Market and Filbert Street
13 Properties and the Additional
14 Properties, if any, and other
15 parcels and subsurface areas the
16 City now owns in the vicinity of
17 those properties, all of which
18 collectively would constitute the
19 "Arena Site"; (4) join in or consent
20 to a sublease and development
21 agreement (the "Sublease") between
22 PAID and either CBL Arena LLC
23 ("ArenaCo"), an entity affiliated
24 with the Philadelphia 76ers, L.P.

1 (the "76ers"), or another entity
2 affiliated with the 76ers, under
3 which ArenaCo or other 76ers related
4 entity would sublease the Arena Site
5 and cause an arena to be constructed
6 on it, including a multi-purpose
7 sports and entertainment facility
8 and ancillary, accessory, and
9 related amenities, improvements, and
10 infrastructure (the "Arena") and
11 agree to other related conditions;
12 (5) upon the expiration or
13 termination of the Sublease or other
14 circumstances set forth in the
15 Sublease, convey fee simple title to
16 the Arena Site to PAID for
17 disposition to ArenaCo; (6) grant,
18 accept, amend, relocate and
19 extinguish easements, agreements,
20 conditions, covenants and
21 restrictions encumbering or
22 benefiting the Arena Site and any
23 City owned property adjacent to the
24 Arena Site for the benefit of the

1 Arena Site to facilitate
2 construction and operation of the
3 Arena; (7) enter into a direct
4 operating covenants agreement among
5 the 76ers, PAID and the City, under
6 which the 76ers agree to play
7 substantially all of their regular
8 season and playoff home games in the
9 Arena; and (8) take all actions
10 necessary and appropriate to
11 accomplish the intent and purpose of
12 this Ordinance; all under certain
13 terms and conditions.

14 Bill No. 240967,
15 authorizing and approving the
16 execution and delivery of a Service
17 Agreement between the City of
18 Philadelphia and the Philadelphia
19 Authority for Industrial Development
20 relating to the provision by the
21 Philadelphia Authority for
22 Industrial Development of certain
23 project-related services to promote,
24 among other things, the growth and

1 expansion of business, commerce and
2 tourism within the City of
3 Philadelphia in connection with the
4 development of a multi-purpose
5 sports and entertainment facility,
6 including an arena to accommodate
7 National Basketball Association
8 games, and family entertainment,
9 community, retail and other uses;
10 authorizing and approving the
11 obligation of the City of
12 Philadelphia to pay in full when due
13 the Service Fee and other amounts
14 payable under the Service Agreement
15 and covenanting to make necessary
16 appropriations for such purposes;
17 and authorizing City officials to
18 take necessary or appropriate
19 actions to accomplish the intent and
20 purpose of the ordinance, all under
21 certain terms and conditions.

22 Bill No. 240968,
23 authorizing the revision of lines
24 and grades on a portion of City Plan

1 No. 307 by striking from the City
2 Plan and vacating Filbert Street
3 from 10th Street to 11th Street,
4 under certain terms and conditions.

5 Bill No. 240969,
6 authorizing the revision of lines
7 and grades on a portion of City Plan
8 No. 307 by striking from the City
9 Plan and vacating certain aerial
10 portions of 10th Street between
11 Market Street and Filbert Street,
12 under certain terms and conditions.

13 Bill No. 240970,
14 authorizing CBL Arena, LLC. and its
15 successor(s) in interest to
16 construct, own, and maintain various
17 right of way encroachments in the
18 vicinity of 1001-19 Market Street,
19 1025 Market Street and 1001-25
20 Filbert Street, Philadelphia, PA
21 19107, under certain terms and
22 conditions.

23 Bill No. 240971, amending
24 Title 14 of the Philadelphia Code,

1 entitled Zoning and Planning, by
2 amending certain definitions
3 relating to signs; creating an
4 "Arena Area" within the "/CTR,
5 Center City Overlay District"
6 overlay; and making related changes,
7 including a master plan requirement
8 and changes to accessory sign
9 controls; all in connection with
10 zoning rules for a proposed arena in
11 Center City; and approving a master
12 plan for the Arena Area; all under
13 certain terms and conditions.

14 Bill No. 240972, amending
15 Title 14 of the Philadelphia Code,
16 entitled "Zoning and Planning," by
17 revising certain provisions of
18 section 14-906, entitled "Market
19 Street East Sign Regulations," all
20 under certain terms and conditions.

21 Bill No. 240973,
22 approving the amendment of a
23 neighborhood improvement district in
24 the area generally bounded by, and

1 including, 11th Street to the West,
2 Filbert Street to the North, 8th
3 Street to the East and Market Street
4 to the South, with the exception of
5 certain condominium units at 801
6 Market Street Condominium not
7 included in the District, known as
8 the Gallery Neighborhood Improvement
9 District, to remove certain portions
10 of such property generally bounded
11 by Filbert Street on the north, 10th
12 Street on the east, 11th Street on
13 the west, and Market Street on the
14 south from such District in
15 accordance with the provisions of
16 the Community and Economic
17 Improvement Act, and under certain
18 terms and conditions.

19 COUNCIL PRESIDENT

20 JOHNSON: The Chair recognizes
21 Councilman Squilla for amendments to
22 Bill No. 240966.

23 COUNCILMAN SQUILLA:

24 Thank you, Mr. Chairman.

1 I offer amendments to
2 Bill No. 240966. A copy of the
3 amendments have been circulated to
4 all members of the Committee.
5 Before I move the additions, I will
6 give a brief explanation of the
7 amendments and a written copy which
8 has been provided to all members of
9 Council.

10 The amendments included
11 in '66 have affected the term sheet,
12 the Arena Authority, Service
13 Authority, the SEPTA transit passes.
14 The CBA amendments have increased
15 Community Benefits Agreement for the
16 Arena District, the Business
17 Disruption Fund, the Neighborhood
18 Sub Security Station, adding funding
19 for apprenticeship programs, adding
20 funding for Parks & Rec facilities,
21 adding funding for Philadelphia
22 Children's and Youth, adding funding
23 for Chinatown Land Trust, adding
24 funding for Chinatown Legacy

1 Business Grant program, removing
2 tickets, removing expansion of
3 Neighborhood Services, removing
4 community use of arena, removing
5 increased targets --

6 (Background
7 interruption.)

8 COUNCILMAN SQUILLA: --
9 increased targets --

10 COUNCIL PRESIDENT

11 JOHNSON: Pause, Squilla. One
12 second. Just with all due respect
13 to everyone who's here, I didn't
14 start off our presentation by, one,
15 first and foremost welcoming you to
16 our Council session today of the
17 Committee of Whole but also working
18 with us today to my left is the
19 Office of Civil Affairs, our
20 Sheriff's Department as well as the
21 Philadelphia Police Department.

22 (Background
23 interruption.)

24 COUNCIL PRESIDENT

1 JOHNSON: Listen up so we can get
2 through this process. Listen up.
3 Listen up. All we're asking is in
4 the process irregardless if you are
5 supportive or against the proposal
6 that is before us today, just
7 respect our process and let us get
8 through the legislative --

9 (Background
10 interruption.)

11 COUNCIL PRESIDENT

12 JOHNSON: Councilmember Squilla,
13 please proceed.

14 COUNCILMAN SQUILLA: We
15 will continue with the amendments of
16 adding language to the EOP
17 compliance monitoring, increasing
18 the targets of EOP, control and
19 design and construction amendments,
20 Arena project costs and
21 environmental sustainability.

22 The amendments have been
23 circulated to all members and we
24 move -- I move for the adoption of

1 those amendments.

2 COUNCIL PRESIDENT

3 JOHNSON: Is there a second?

4 COUNCILMAN JONES:

5 Second.

6 COUNCIL PRESIDENT

7 JOHNSON: The Chair notes for the

8 record that Councilmember Jones

9 seconds the motion.

10 All those in favor will

11 signify by saying aye.

12 (Aye.)

13 COUNCIL PRESIDENT

14 JOHNSON: Those opposed?

15 (Nay.)

16 COUNCIL PRESIDENT

17 JOHNSON: For a roll call vote for

18 those opposed, raise your hand.

19 Will all the nays raise your hand?

20 (Background

21 interruption.)

22 COUNCIL PRESIDENT

23 JOHNSON: Will all the nays raise

24 your hand? Will all the nays raise

1 your hand?

2 (Raised hands.)

3 COUNCIL PRESIDENT

4 JOHNSON: The nays are four. The
5 majority of the members have voted
6 and the amendments to Bill No.
7 240966 are adopted.

8 And for the record,
9 that's Councilmember Young is a nay,
10 Councilmember Jamie Gauthier is a
11 nay, Councilmember O'Rourke is a nay
12 and Councilmember Rue Landau is a
13 nay.

14 (Background
15 interruption.)

16 COUNCIL PRESIDENT

17 JOHNSON: The Chair recognizes
18 Councilmember Squilla for a motion
19 on Bill Nos. 240966 as amended,
20 240967, 240968, 240969, 240970,
21 240971, 240972 and 240973.

22 COUNCILMAN SQUILLA:

23 Thank you, Mr. President.

24 I move the adoption to

1 240968 -- 967. A copy of the
2 amendment has been circulated to all
3 members of Council. I move for the
4 adoption of the amendment.

5 (Background
6 interruption.)

7 COUNCIL PRESIDENT

8 JOHNSON: The Chair recognizes
9 Councilmember Squilla for a motion
10 on Bill No. 240967.

11 COUNCILMAN SQUILLA:

12 Thank you, Mr. President.

13 I move for an amendment
14 on Bill No. 240967. A copy of the
15 amendment has been circulated to all
16 members of Council. I move for that
17 amendment.

18 COUNCIL PRESIDENT

19 JOHNSON: Is there a second?

20 COUNCILMAN JONES:

21 Second.

22 COUNCIL PRESIDENT

23 JOHNSON: Councilmember Jones

24 seconds the motion.

1 All those in favor of the
2 motion will signify by saying aye.

3 (Background
4 interruption.)

5 (Ayes raised hands.)

6 COUNCIL PRESIDENT

7 JOHNSON: Those opposed?

8 (Nays raised hands.)

9 COUNCIL PRESIDENT

10 JOHNSON: The ayes have it and the
11 motion passes.

12 For the record --

13 (Background
14 interruption.)

15 COUNCIL PRESIDENT

16 JOHNSON: For the record, the nays
17 are Councilmember Nicolas O'Rourke,
18 Councilwoman Jamie Gauthier,
19 Councilwoman Rue Landau and
20 Councilman Jeffrey Jay Young.

21 COUNCIL PRESIDENT

22 JOHNSON: The Chair recognizes
23 Councilmember Squilla for a motion
24 on Bill Nos. 240966 as amended,

1 240967 as amended, 240968, 240969,
2 240970, 240971, 240972 and 240973.

3 COUNCILMAN SQUILLA:

4 Thank you, Mr. President.

5 I move that Bill Nos.

6 240966 as amended, 240967 as
7 amended, 240968, 240969, 240970,
8 240971, 240972 and 240973 be
9 reported from this Committee with a
10 favorable recommendation and further
11 move that the rules of Council be
12 suspended as to permit the first
13 reading of these bills at the next
14 session of Council.

15 COUNCIL PRESIDENT

16 JOHNSON: Is there a second?

17 COUNCILMAN JONES:

18 Second.

19 COUNCIL PRESIDENT

20 JOHNSON: The Chair notes for the
21 motion that Councilmember Jones
22 seconds the motion.

23 It has been moved and
24 properly seconded that Bill Nos.

1 240966 as amended, 240967 as
2 amended, 240968, 240969, 240970,
3 240971, 240972 and 240973 be
4 reported from this Committee with a
5 favorable recommendation and a
6 suspension of the rules to permit
7 this first reading of these bills at
8 our next session of Council.

9 All those in favor of the
10 motion will signify by saying aye.

11 (Background
12 interruption.)

13 (Ayes raised hands.)

14 COUNCIL PRESIDENT

15 JOHNSON: Those opposed?

16 (Nays raised hands.)

17 COUNCIL PRESIDENT

18 JOHNSON: The Chair recognizes --
19 the ayes have it and the motion
20 passes.

21 For the record, those who
22 oppose Councilmember Jamie Gauthier,
23 Councilmember Nicolas O'Rourke,
24 Councilmember Jeffrey Jay Young and

1 Councilmember Rue Landau.

2 The ayes have it. Bill

3 Nos. 240966 as amended, 240967 as

4 amended, 240968, 240969, 240970,

5 240971, 240972 and 240973 will be

6 reported from this Committee with a

7 favorable recommendation and a

8 suspension of the rules to permit

9 first reading of these bills at our

10 next session of Council.

11 This concludes the

12 business before the Committee today.

13 Thank you very much.

14 (Committee of the Whole

15 concluded at 10:06 a.m.)

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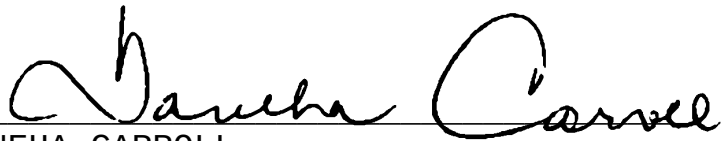
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C E R T I F I C A T I O N

I, hereby certify that the proceedings
and evidence noted are contained fully and
accurately in the stenographic notes taken by
me in the foregoing matter, and that this is a
correct transcript of the same.

A handwritten signature in black ink, reading "Taneha Carroll". The signature is fluid and cursive, with the first name "Taneha" and the last name "Carroll" clearly distinguishable.

TANEHA CARROLL
Court Reporter - Notary Public

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direct control and/or supervision of the
certifying reporter.)

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