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COUNCIL OF THE CITY OF PHILADELPHIA

3

COMMITTEE ON RULES

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Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, January 31, 2006
10:30 a.m.

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PRESENT:

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COUNCIL PRESIDENT ANNA C. VERNA, CHAIR
COUNCILMAN DARRELL L. CLARKE, VICE-CHAIR
COUNCILMAN JACK KELLY
COUNCILMAN JAMES F. KENNEY
COUNCILWOMAN BLONDELL REYNOLDS BROWN

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BILL 051104 - An ordinance approving the
thirty-fourth amendment of the redevelopment
proposal for the Model Cities Urban Renewal
Area, being the area beginning at the
northwest corner of Front Street and Spring
Garden Street, including the twenty-sixth
amendment to the urban renewal plan and the
twenty-fourth amendment to the relocation
plan, which provides, inter alia, for the
additional land acquisition of one property
for residential and related uses; the
provision of certain relocation services, as
required by law; and declaring that
condemnation is not imminent with respect to
the Project.

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V A R A L L O Incorporated
Litigation Support Services
Eleven Penn Center
1835 Market Street, Suite 600
Philadelphia, Pennsylvania 19103
215.561.2220 215.567.2670

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COUNCIL PRESIDENT VERNA: Good morning, everyone. Sorry for the delay. This is a public hearing of the Committee on Rules regarding Bill No. 051104.

I would ask Ms. Murray to please read the title of the bill.

MS. MURRAY: Bill No. 051104, an ordinance approving the thirty-fourth amendment of the redevelopment proposal for the Model Cities Urban Renewal Area, being the area beginning at the northwest corner of Front Street and Spring Garden Street, including the twenty-sixth amendment to the urban renewal plan and the twenty-fourth amendment to the relocation plan, which provides, inter alia, for the additional land acquisition of one property for residential and related uses; the provision of certain relocation services, as required by law; and declaring that condemnation is not imminent with respect to the project.

COUNCIL PRESIDENT VERNA:
Mr. Wetzel.

1 1/31/06 - RULES - BILL 051104

2 Please identify yourself for
3 the record and proceed with your
4 testimony.

5 MR. WETZEL: My name is Herbert
6 Wetzel. I'm Executive Director of the
7 Redevelopment Authority of the City of
8 Philadelphia.

9 Madam Chairperson and members
10 of the Committee, I'm here to speak in
11 support of Bill No. 051104, which is the
12 thirty-fourth amendment to the
13 redevelopment proposal and the
14 twenty-sixth urban renewal plan for the
15 North Philadelphia Redevelopment Area and
16 the Model Cities Urban Renewal Area.

17 This bill would authorize the
18 Redevelopment Authority to acquire one
19 vacant parcel of land for future
20 development.

21 Madam Chairperson and members
22 of the Committee, I respectfully request
23 favorable consideration of Bill No.
24 051104 and would ask for the suspension
25 of Council rules to allow a first reading

1 1/31/06 - RULES - BILL 051104

2 on February 2, 2006.

3 Madam Chairperson, this may be
4 the smallest acquisition that I ever
5 testified before Council. This is one
6 vacant lot to round out a site. We have
7 previously acquired the other land and
8 there was an omission and this parcel was
9 not taken, and this is us coming back to
10 amend the redevelopment proposal to
11 acquire this last parcel.

12 COUNCIL PRESIDENT VERNA: So to
13 make the record eminently clear, this is
14 a vacant lot?

15 MR. WETZEL: Yes, ma'am.

16 COUNCIL PRESIDENT VERNA: All
17 other properties for this proposal have
18 been acquired?

19 MR. WETZEL: We have ordinances
20 to acquire the land surrounding this
21 particular parcel and have proceeded with
22 the acquisition on those.

23 COUNCIL PRESIDENT VERNA: What
24 is the estimated cost of this
25 acquisition?

1 1/31/06 - RULES - BILL 051104

2 MR. WETZEL: The estimated cost
3 is about \$14,000, and more of it is in
4 advertising than it is in the land. The
5 lot is about \$2,000 and it's about
6 \$10,000 for the advertising costs and
7 other miscellaneous costs.

8 COUNCIL PRESIDENT VERNA: What
9 advertising is necessary?

10 MR. WETZEL: We had to
11 advertise this hearing three times prior
12 to this hearing and then we have to
13 advertise the declaration of taking.

14 COUNCIL PRESIDENT VERNA: The
15 Chair recognizes Councilman Kenney.

16 COUNCILMAN KENNEY: Thank you,
17 Madam Chair.

18 What's the proposed use of not
19 just this parcel but all the other
20 parcels you've acquired adjacent to it?

21 MR. WETZEL: This site, there's
22 two particular projects. Actually, one
23 is under construction up there now, and
24 that's the Sharswood townhomes. That's a
25 low-income housing tax rental tax credit

1 1/31/06 - RULES - BILL 051104

2 project. And then the second phase of
3 that is Sharswood homeownership, which is
4 affordable homeownership.

5 COUNCILMAN KENNEY: So it's all
6 residential?

7 MR. WETZEL: Yes, it's all
8 residential.

9 COUNCILMAN KENNEY: Who is the
10 developer?

11 MR. WETZEL: The developer of
12 the current phase of the Sharswood
13 townhomes is Michael's Development. I am
14 not sure, but I could get the answer who
15 the developer on the homeownership is
16 going to be.

17 COUNCILMAN KENNEY: Who is
18 Michael's Development? Who are they?

19 MR. WETZEL: Michael's
20 Development is --

21 COUNCILMAN KENNEY: Is there a
22 principal?

23 MR. WETZEL: Michael Levitt is
24 the owner, and they're out of Marlton,
25 New Jersey.

1 1/31/06 - RULES - BILL 051104

2 COUNCILMAN KENNEY: And it's
3 somebody different on Phase II?

4 MR. WETZEL: I'm not sure. I
5 don't have the answer to that.

6 COUNCILMAN KENNEY: Does
7 anybody with you have the answer? Is
8 this also called Sharswood?

9 MR. WETZEL: Yeah. It's
10 anticipated that Michael's Development
11 will be the developer of these parcels.

12 COUNCILMAN KENNEY: Thank you.

13 COUNCIL PRESIDENT VERNA: Are
14 there any other questions from members of
15 the Committee?

16 (No response.)

17 COUNCIL PRESIDENT VERNA:
18 Seeing none, do we have anyone that would
19 like to testify on this bill?

20 (No response.)

21 COUNCIL PRESIDENT VERNA: Okay.
22 That will conclude our public hearing.

23 Thank you, Mr. Wetzel.

24 MR. WETZEL: You're welcome.

25 COUNCIL PRESIDENT VERNA: We

1 1/31/06 - RULES - BILL 051104

2 will now go into our public meeting.

3 The Chair recognizes Councilman
4 Clarke.

5 COUNCILMAN CLARKE: Thank you,
6 Madam President.

7 Madam President, I move that
8 Bill 051104 be reported out of Committee
9 with a favorable recommendation and a
10 request for rules suspension as to allow
11 reading at the next session of Council.

12 (Duly seconded.)

13 COUNCIL PRESIDENT VERNA: It
14 has been moved and properly seconded that
15 Bill No. 051104 be reported out of
16 Committee with a favorable
17 recommendation, also a recommendation
18 that the rules of Council be suspended so
19 as to permit first reading at our next
20 session of Council.

21 All in favor will indicate by
22 saying aye.

23 (Aye.)

24 COUNCIL PRESIDENT VERNA: Those
25 opposed?

1 1/31/06 - RULES - BILL 051104

2 (No response.)

3 COUNCIL PRESIDENT VERNA: The
4 ayes have it. The motion carries.

5 That concludes our public
6 meeting and we will now end this very
7 long, long hearing. Thank you.

8 (Committee on Rules adjourned
9 at 10:40 a.m.)

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proceedings, evidence and objections are

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contained fully and accurately in the

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stenographic notes taken by me upon the

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foregoing matter on January 31, 2006, and that

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this is a true and correct transcript of same.

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MICHELE L. MURPHY

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RPR-Notary Public

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