

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, November 16, 2015
10:10 a.m.

PRESENT:

COUNCILMAN WILLIAM K. GREENLEE, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN W. WILSON GOODE, JR.
COUNCILMAN BOBBY HENON
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DENNIS O'BRIEN
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILMAN MARK SQUILLA
COUNCILWOMAN MARIAN B. TASCO

BILLS 150643, 150649, 150705, 150721, 150722,
150744, 150745, 150747, 150766, and 150767

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1
2 COUNCILMAN GREENLEE: Good
3 morning, everybody. This is the
4 Committee on Rules. We have obtained a
5 quorum: Councilman Goode, the Vice Chair
6 of the Committee; Majority Leader
7 Councilman Jones; Councilwoman Tasco; and
8 Councilman O'Brien; and myself, Bill
9 Greenlee.

10 Before we call the first bill,
11 let me just be clear. We have ten bills
12 before us today. The first few I think
13 we can get through relatively quickly. I
14 know probably the majority of people are
15 in here about the casino bill. That will
16 be the last bill we'll consider because
17 it obviously will have the most
18 testimony. So hang in there, folks.

19 What I would ask everybody, if
20 you have conversation, you need to go
21 outside, because it is not easy to hear
22 when people are out there talking. Okay?
23 And if I could ask everybody that's
24 here -- and you're going to hear me
25 repeat this a couple of times -- if you

1 11/16/15 - RULES - BILL 150643, etc.
2 are going to make a statement, I ask you
3 to please be as brief as possible. We
4 don't want to put a time limit on people.
5 We want people to get their point across,
6 but there are many, many, many witnesses
7 that want to speak today, particularly on
8 the casino bill. So we ask everybody to
9 be considerate of everyone else and
10 please keep your statements brief. So if
11 you're preparing statements, you got some
12 time to do it. Okay?

13 Ms. Marconi, will you please
14 read the first bill before us today.

15 THE CLERK: Bill No. 150747, an
16 ordinance repealing an ordinance (Bill
17 No. 150473), entitled "An ordinance to
18 amend the Philadelphia Zoning Maps by
19 changing the zoning designations of
20 certain areas of land located within an
21 area bounded by Green Street, Second
22 Street, Spring Garden Street, and Third
23 Street.

24 COUNCILMAN GREENLEE: Thank
25 you.

1 11/16/15 - RULES - BILL 150643, etc.

2 (Witness approached witness
3 table.)

4 COUNCILMAN GREENLEE:

5 Mr. Gregorski, good morning.

6 MR. GREGORSKI: Good morning,
7 Councilman Greenlee and members of the
8 Rules Committee. I'm Marty Gregorski,
9 Division Director with the Development
10 Division of the Philadelphia City
11 Planning Commission. I am here to
12 testify on Bill No. 150747, which was
13 introduced into City Council on October
14 8th, 2015 by Councilmember Squilla.

15 Bill No. 150747 amends the
16 Philadelphia Zoning Maps by repealing the
17 previous Bill No. 150473 that changes the
18 property located at the northwest corner
19 of Spring Garden and Third Street from
20 CMX-2 to CMX-3 Commercial Mixed-Use in
21 June 2013. The project that was intended
22 for that site is no longer moving
23 forward. The Central District Plan
24 highlighted this area of Spring Garden to
25 be part of a larger transit-oriented

1 11/16/15 - RULES - BILL 150643, etc.
2 development area, so in the future, such
3 a district could be created to enable
4 more density.

5 The Philadelphia City Planning
6 Commission considered Bill No. 150747 at
7 its meeting of October 20th, 2015 and
8 recommended the bill for approval.

9 I would be happy to answer any
10 questions at this time.

11 COUNCILMAN GREENLEE: Thank
12 you.

13 Any questions?

14 (No response.)

15 COUNCILMAN GREENLEE: Seeing
16 none, anyone else here to testify on Bill
17 No. 150747?

18 (No response.)

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

21 THE CLERK: Bill No. 150721, an
22 ordinance to amend the Philadelphia
23 Zoning Maps by changing the zoning
24 designations of certain areas of land
25 located within an area bounded by

1 11/16/15 - RULES - BILL 150643, etc.

2 Hermitage Street, Lawnton Street, Green
3 Lane, Jannette Street, Monastery Avenue,
4 Houghton Street, Walnut Lane, Shurs Lane,
5 Merrick Street, Pensdale Street, and
6 Mitchell Street.

7 COUNCILMAN GREENLEE: Thank
8 you.

9 Mr. Gregorski.

10 MR. GREGORSKI: Good morning,
11 Councilman Greenlee and members of the
12 Rules Committee. I'm Marty Gregorski,
13 Division Director with the Development
14 Division of the Philadelphia City
15 Planning Commission. I'm here to testify
16 on Bill No. 150721, which was introduced
17 into City Council on October 1st, 2015 by
18 Councilmember Jones.

19 Bill No. 150721 amends the
20 Philadelphia Zoning Maps by remapping an
21 area bounded by Hermitage Street, Lawnton
22 Street, Green Lane, Jannette Street,
23 Monastery Avenue, Houghton Street, Walnut
24 Lane, Shurs Lane, Merrick Street,
25 Pensdale Street, and Mitchell Street.

11/16/15 - RULES - BILL 150643, etc.

The bill is intended for corrective remapping purposes and the advancement of the goals and recommendations of the Lower Northwest District Plan adopted by the Planning Commission in December 2014.

To this end, the remapping proposes the following actions:

Zoning to advance the plan:

Extend the CMX-2.5 Commercial Mixed-Use zoning north of Hermitage Street and south to Walnut Lane/Shurs Lane.

Zoning to advance the plan: To

remap the Acme and Levering School properties to CMX-3 Commercial Mixed-Use to encourage redevelopment.

Corrective zoning: To remap

historic and culturally significant properties to RSD-1 Residential to aid in their preservation.

Corrective zoning: To remove

commercial and multi-family zoning from the side streets to reflect their single-family character.

Correct zoning: Remap Kendrick

1 11/16/15 - RULES - BILL 150643, etc.
2 Recreation Center to SP-POA Active Parks
3 and Open Space to reflect the current
4 use.

5 The Planning Commission staff
6 has worked closely with Councilman Jones'
7 staff, as well as the leadership of the
8 Roxborough Development Corporation and
9 the Central Roxborough Civic Association
10 on this remapping.

11 The Philadelphia City Planning
12 Commission considered Bill No. 150721 at
13 its meeting of October 20th, 2015 and
14 recommended the bill for approval.

15 I'd be happy to answer any
16 questions at this time.

17 COUNCILMAN GREENLEE: Thank
18 you, Mr. Gregorski.

19 First, let the record reflect
20 Councilwoman Reynolds Brown, a member of
21 the Committee, is present.

22 Councilman Jones.

23 COUNCILMAN JONES: Yes.

24 Briefly, Mr. Chair, because I know you
25 have an aggressive agenda. Working with

1 11/16/15 - RULES - BILL 150643, etc.
2 the Roxborough community, one of the
3 objectives, simply put, is to increase
4 density where it should and protect open
5 space where it should be protected.

6 We lost recently a battle with
7 one of the franchises that wanted to come
8 in and has discovered this small town
9 community in a big city, and they were
10 within their rights to build that
11 take-out facility there. But there's a
12 character that comes with a commercial
13 corridor when you can walk and see a shoe
14 store, when you can walk and there's some
15 small businesses that are individually
16 owned and not franchise managed that we
17 want to preserve in that area. This bill
18 accomplishes that.

19 And so we would like your
20 favorable consideration from my
21 colleagues.

22 Thank you.

23 COUNCILMAN GREENLEE: Thank
24 you, sir.

25 The record will please reflect

1 11/16/15 - RULES - BILL 150643, etc.

2 that Councilwoman Bass, a member of the
3 Committee, is present.

4 Any other questions or comments
5 for Mr. Gregorski on this bill?

6 (No response.)

7 COUNCILMAN GREENLEE: Seeing
8 none, Ms. Marconi, our next bill, please.

9 THE CLERK: Bill No. 150722, an
10 ordinance amending Section 14-500 of The
11 Philadelphia Code, entitled "Overlay
12 Zoning Districts," by amending the
13 subsection entitled "/NCA Ridge Avenue
14 Neighborhood Commercial Area Overlay" and
15 making related changes, all under certain
16 terms and conditions.

17 COUNCILMAN GREENLEE:
18 Mr. Gregorski.

19 MR. GREGORSKI: Good morning,
20 Councilman Greenlee, members of the Rules
21 Committee. I'm Marty Gregorski, Division
22 Director with the Development Division of
23 the Philadelphia City Planning
24 Commission. I'm here to testify on Bill
25 No. 150722, which was introduced into

1 11/16/15 - RULES - BILL 150643, etc.
2 City Council on October 1st, 2015 by
3 Councilmember Jones.

4 Bill No. 150722 amends Section
5 14-500 of The Philadelphia Code, entitled
6 "Overlay Zoning Districts," by amending
7 the subsection entitled "/NCA Ridge
8 Avenue Neighborhood Commercial Area
9 Overlay" and making related changes, all
10 under certain terms and conditions. The
11 bill is intended for corrective remapping
12 purposes and advancement of the goals and
13 recommendations of the Lower Northwest
14 District Plan adopted by the Planning
15 Commission in December 2014.

16 To this end, the code amendment
17 proposes the following actions:

18 Zoning to advance the plan: To
19 extend the /NCA Ridge Avenue Overlay
20 north to Hermitage Street and south to
21 Walnut Lane/Shurs Lane.

22 Zoning to advance the plan:
23 Amend the /NCA Ridge Avenue regulations
24 to be consistent with community vision
25 and Planning Commission staff design

1 11/16/15 - RULES - BILL 150643, etc.
2 goals. Such amendments include a 45
3 height limit along Ridge Avenue, a three
4 to ten parking ratio for mixed-use
5 development projects, a prohibition of
6 drive-throughs, non-accessory parking
7 lots, moving and storage facilities, or
8 special exception requirement for
9 take-out, business and professional
10 offices for uses that are detrimental to
11 a vibrant pedestrian-oriented commercial
12 corridor.

13 The Planning Commission staff
14 has worked closely with Councilman Jones'
15 staff, as well as the leadership of the
16 Roxborough Development Corporation and
17 the Roxborough Civic Association on this
18 remapping.

19 The Philadelphia City Planning
20 Commission considered Bill No. 150722 at
21 its meeting of October 20th, 2015 and
22 recommended approval, with the amendment
23 of three to ten parking ratio to apply
24 only to development projects over five
25 units.

1 11/16/15 - RULES - BILL 150643, etc.

2 I'll be happy to answer any
3 questions at this time.

4 COUNCILMAN GREENLEE: Thank
5 you.

6 Any questions?

7 (No response.)

8 COUNCILMAN GREENLEE: Seeing
9 none, anyone else here to testify on Bill
10 No. 150722?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing
13 none, Ms. Marconi, our next bill, please.

14 THE CLERK: Bill No. 150705, an
15 ordinance to amend the Philadelphia
16 Zoning Maps by changing the zoning
17 designations of certain areas of land
18 located within an area bounded by Ludlow
19 Street, Farragut Street, 46th Street,
20 Haverford Avenue, and 40th Street.

21 COUNCILMAN GREENLEE:

22 Mr. Gregorski.

23 MR. GREGORSKI: Good morning,
24 Councilman Greenlee, members of the Rules
25 Committee. I'm Marty Gregorski, Division

1 11/16/15 - RULES - BILL 150643, etc.
2 Director with the Development Division of
3 the Philadelphia City Planning
4 Commission. I'm here to testify on Bill
5 No. 150705, which was introduced into
6 City Council on September 17th, 2015 by
7 Councilmember Blackwell.

8 Bill No. 150705 amends the
9 Philadelphia Zoning Maps by remapping an
10 area bounded by Ludlow Street, Farragut
11 Street, 46th Street, Haverford Avenue,
12 and 40th Street. The proposal includes
13 increasing the density of certain blocks
14 along Market Street from CMX-3 to CMX-4
15 Commercial Mixed-Use and reducing the
16 density within the West Powelton
17 neighborhood from RM-1 to RSA-5
18 Residential. The request was made by
19 University Place Development, LLC to
20 allow for the development of a LEED
21 Platinum commercial building at 41st and
22 Market Street. Subsequently, the West
23 Powelton Saunders Park RCO requested that
24 the remapping be extended to Haverford
25 Avenue to protect the single-family

1 11/16/15 - RULES - BILL 150643, etc.
2 housing in the neighborhood. The
3 remapping proposal reflects the
4 recommendations of the University
5 Southwest District Plan adopted in 2013
6 to encourage higher density along major
7 arterials and transit corridors and
8 protect single-family dwellings in the
9 neighborhoods.

10 The Philadelphia City Planning
11 Commission considered Bill No. 150705 at
12 its meeting of October 20th, 2015 and
13 recommended approval with the amendment
14 to include the properties in West
15 Powelton.

16 I'd be happy to answer any
17 questions at this time.

18 COUNCILMAN GREENLEE: Thank
19 you, sir.

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. 150705?

1 11/16/15 - RULES - BILL 150643, etc.

2 I'm sorry. Please.

3 (Witness approached witness
4 table.)

5 COUNCILMAN GREENLEE: Please
6 identify yourself and proceed.

7 MS. ESTHER: Good afternoon,
8 members of the Rules Committee.

9 COUNCILMAN GREENLEE: Try to
10 bring the microphone as close as you can
11 to you. Lower it a little bit. There
12 you go.

13 MS. ESTHER: Good afternoon,
14 members of the Rules Committee. My name
15 is Lucia Esther and I'm Chairman of the
16 West Powelton Saunders Park RCO. We
17 strongly support Bill 150705, provided
18 that it includes the recent amendments
19 which include the area from Powelton to
20 Haverford Avenues between 40th and 42nd
21 Streets.

22 We need to preserve family
23 homes in our neighborhood while Market
24 Street and Lancaster are developed as
25 strong commercial corridors. Today,

1 11/16/15 - RULES - BILL 150643, etc.
2 because of the updated zoning, young
3 people cannot buy homes in our
4 neighborhood, and families are fleeing
5 our neighborhood. It is discouraging to
6 see so many people leave for other
7 neighborhoods, to suburbs and beyond
8 because they no longer feel welcome in
9 our part of the City.

10 The Planning Commission has
11 come to neighborhood meetings at least
12 twice about changing the zoning
13 designations. The community supports the
14 proposed changes. The proposed changes
15 will also help mitigate our parking
16 crisis.

17 We urge Council to pass Bill
18 150705 including the amendments to
19 include the area from Powelton to
20 Haverford between 40th and 42nd Streets.

21 Thank you.

22 COUNCILMAN GREENLEE: Thank
23 you. And that amendment will be offered
24 at the meeting, as will the amendment on
25 the previous bill that was read. We have

1 11/16/15 - RULES - BILL 150643, etc.
2 an amendment on that too.

3 MR. GREGORSKI: Thank you.

4 COUNCILMAN GREENLEE: Anyone
5 else here to testify on Bill No. 150705?
6 (No response.)

7 COUNCILMAN GREENLEE: Seeing
8 none, here's what we're -- Mr. Gregorski,
9 just so you're aware, there's someone
10 here that wants to make a comment on the
11 next three bills. We're going to read
12 all three bills, let him come up and make
13 his statement, and then you can deal --
14 we'll then deal with each bill
15 individually after that. Okay?

16 Ms. Marconi, call up those
17 three bills, please.

18 THE CLERK: Bill No. 150745, an
19 ordinance amending Title 14 of The
20 Philadelphia Code, entitled "Zoning and
21 Planning," by providing special density
22 rules for buildings with a green roof,
23 under certain terms and conditions.

24 Bill No. 150766, an ordinance
25 to amend Title 14 of The Philadelphia

1 11/16/15 - RULES - BILL 150643, etc.
2 Code, entitled "Zoning and Planning," by
3 removing certain expired provisions and
4 revising certain provisions, including
5 definitions, administration, overlay
6 zoning districts, use regulations,
7 development standards, parking and
8 loading, and signs."

9 And Bill No. 150649, an
10 ordinance amending Title 14 of The
11 Philadelphia Code, entitled "Zoning and
12 Planning," by adding a new subsection,
13 entitled "Rittenhouse Square Residential
14 Area," and making related changes, all
15 under certain terms and conditions.

16 COUNCILMAN GREENLEE: Thank
17 you.

18 Mr. Huntington, I think you
19 wanted to make a comment on those three,
20 correct?

21 MR. HUNTINGTON: Yes.

22 COUNCILMAN GREENLEE: Please
23 come forward and make your statement.

24 And then we're going to take
25 each bill individually after that,

1 11/16/15 - RULES - BILL 150643, etc.

2 Mr. Gregorski.

3 (Witness approached witness
4 table.)

5 MR. HUNTINGTON: Good morning.

6 My name is Steve Huntington. I'm
7 testifying as the Chair of the Crosstown
8 Coalition to request that the Committee
9 consider a general proposition, the
10 merits of the present system in which
11 RCOs have no opportunity to weigh in on
12 the drafting process of land use bills.

13 These comments apply equally to
14 the three bills that the Chairman has
15 called me up on, but they could apply to
16 any of the bills processed through the
17 Rules Committee.

18 These three pieces of
19 legislation were drafted and introduced
20 as bills, with no opportunity for input
21 from the RCO community in the drafting
22 process. We acknowledge that RCOs don't
23 have a corner on the wisdom of land use
24 matters and we also appreciate the hard
25 work, the expertise, and the experience

1 11/16/15 - RULES - BILL 150643, etc.
2 that Council and Planning Commission
3 staffers provide in drafting these bills.
4 But in a city composed of neighborhoods,
5 RCOs offer a unique grassroots
6 perspective of community concerns.

7 In particular, RCOs offer a
8 distinctive take on zoning and planning
9 issues, a viewpoint acquired because
10 under the current amended new Zoning
11 Code, they function as the first
12 responders and mediators between
13 neighbors and developers in land use
14 controversies.

15 As matters stand now, RCOs do
16 not participate in the legislative
17 concept phase. They don't participate in
18 the drafting process. So that bills
19 arrive in Council without any formal
20 procedures for input from community-based
21 RCOs. And they are uniquely situated to
22 provide input from the community
23 perspective.

24 Of the bills docketed today,
25 Bill 747 is Exhibit A for our

1 11/16/15 - RULES - BILL 150643, etc.
2 contentions. This bill is a potpourri, a
3 mishmash of zoning and land use
4 recommendations. It's the length of a
5 short Russian novel. It's 34 dense
6 pages, and it's accompanied by, I believe
7 it's, 14 pages of very useful commentary,
8 for which I thank the Planning
9 Commission.

10 According to Planning
11 Commission staffers, 747 has been in the
12 works for many months. The Commission
13 could have posted the various components
14 of this bill for comments as they were --

15 COUNCILMAN GREENLEE:

16 Mr. Huntington, let me just interrupt you
17 for a second. You said 747? I think
18 it's 766 you're talking about, correct?

19 MR. HUNTINGTON: Did I get the
20 bill number wrong? Excuse me.

21 COUNCILMAN GREENLEE: Okay. I
22 just want to make sure we're talking
23 about the same thing. Okay. All right.
24 Go ahead.

25 MR. HUNTINGTON: The Planning

1 11/16/15 - RULES - BILL 150643, etc.
2 Commission amendment bill.

3 MR. GREGORSKI: Substantial
4 changes to 766.

5 MR. HUNTINGTON: Sorry.

6 The Commission could have
7 posted the components of the bill as they
8 were completed for community comment.
9 The Commission alternatively could have
10 offered to roundtable the entire bill,
11 which is complex, and had people sit down
12 and talk about it. Instead, the various
13 comments, most of which we have no
14 objection to but, frankly, we haven't
15 been able to digest it, the comments were
16 stockpiled and presented en masse on
17 October 8th during a period when the
18 various RCOs were engaged in issues like
19 the Center City overlay, the Rittenhouse
20 Square overlay, the balcony bill, the
21 green roofs bill, and the posting
22 as-of-right bill, all bills where RCOs
23 were not included in the drafting process
24 once again.

25 The timing of this bill's

1 11/16/15 - RULES - BILL 150643, etc.
2 introduction all but ensures that it will
3 pass with little or no input from the
4 civic community, presenting once again
5 the question we're asking of this
6 Committee, which is, would the
7 legislative process be improved if the
8 RCO community had the opportunity to
9 present its views before bills are
10 introduced for consideration by Council.

11 I know this is off agenda, but
12 we would appreciate it if Committee
13 members could reply to us once this
14 session is completed about this request.
15 We have some ideas as to how this process
16 might be implemented, but this is
17 obviously the beginning of what I hope
18 will be a fruitful discourse.

19 COUNCILMAN GREENLEE: Thank
20 you.

21 Any questions or comments?
22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, okay. Here's what we're going to
25 do. We'll go back, Mr. Gregorski, to

1 11/16/15 - RULES - BILL 150643, etc.
2 Bill 745, start with that. If you can
3 give testimony on that, and if there's
4 anyone else here that wants to testify on
5 that, and then we'll go through those
6 three bills. Okay?

7 MR. GREGORSKI: Good morning,
8 Councilman Greenlee, members of the Rules
9 Committee. I'm Marty Gregorski, Division
10 Director with the Development Division of
11 the Philadelphia City Planning
12 Commission. I'm here to testify on Bill
13 No. 150745, which was introduced into
14 City Council on October 8th, 2015 by
15 Councilmembers Reynolds Brown and Bass.

16 Bill No. 150745 amends the
17 Philadelphia Zoning Code by creating a
18 system of density bonuses that will
19 encourage the installation of green roofs
20 on larger residential projects.
21 Properties in the CMX-2 and CMX-2.5
22 Commercial Mixed-Use and RM-1 Residential
23 Multi-Family districts will be able to
24 receive density bonuses if they provide
25 green roofs that meet the following

1 11/16/15 - RULES - BILL 150643, etc.

2 conditions:

3 The proposed building requires
4 a minimum of 5,000 square feet of earth
5 disturbance as determined by the Water
6 Department. The roof must be partially
7 or completely covered with a layer of
8 vegetation that must meet the Water
9 Department design standards. The
10 applicant must execute and record a deed
11 restriction in favor of the City for the
12 life of the building. The green roof
13 must cover at least 60 percent of the
14 rooftop. The green roof must be safely
15 accessible and made available for
16 inspection with reasonable notice given
17 by the City.

18 If the proposed new
19 construction meets the previous
20 conditions, the applicant will be able to
21 determine the number of units based on a
22 minimum of 360 square feet of lot area
23 per dwelling.

24 The Philadelphia City Planning
25 Commission considered Bill No. 150745 at

1 11/16/15 - RULES - BILL 150643, etc.
2 its meeting of October 20th, 2015 and
3 recommended the bill for approval.

4 I'd be happy to answer any
5 questions at this time.

6 COUNCILMAN GREENLEE: Thank
7 you, sir. I'm sorry. First, let the
8 record reflect Councilman Henon, a member
9 of the Committee, is present, and
10 Councilwoman Reynolds Brown as one of the
11 sponsors of this bill would like to make
12 a comment.

13 Councilwoman.

14 COUNCILWOMAN BROWN: Thank you,
15 Mr. Chairman.

16 Good morning. I want to thank
17 my colleagues Chairman Greenlee and
18 members of the City Council Committee on
19 Rules. I also would be remiss not to
20 recognize the collaborative hard work of
21 the Administration, the Mayor's Office of
22 Sustainability, the Philadelphia Water
23 Department, the Planning Commission, and
24 the Building Industry Association for
25 their input on behalf of this

1 11/16/15 - RULES - BILL 150643, etc.
2 legislation.

3 In October 2015, I introduced
4 this Bill No. 150745 which provides
5 density zoning bonuses for developers who
6 incorporate green roofs into the design
7 of their buildings. And I might add we
8 would welcome any subsequent language
9 that would make this a better bill as we
10 move this legislation forward.

11 As a city, we have been
12 steadily increasing incentives to build
13 green roofs. The fact of the matter is
14 that it's working. Philadelphia is now
15 the number three city in the United
16 States when it comes to green roof square
17 footage, trailing behind Washington, DC
18 and Toronto, Canada.

19 Green roofs are an outstanding
20 amenity for residential buildings.
21 Imagine living in the City and having a
22 beautiful landscaped backyard on the roof
23 of your apartment or condo. This is the
24 kind of aesthetic and environmental
25 impact these designs bring to

1 11/16/15 - RULES - BILL 150643, etc.
2 Philadelphia. And I might state that my
3 staff and I have visited a number of new
4 developments where green roofs are the
5 centerpiece.

6 For these reasons and more, I
7 am asking support today on this Bill No.
8 150745. And I'll close where I started
9 by thanking the continuing partnership
10 with the Mayor's Office of
11 Sustainability, the Planning Commission,
12 and the Building Industry Association of
13 Philadelphia.

14 Thank you, Mr. Chairman.

15 COUNCILMAN GREENLEE: Thank
16 you, Councilwoman.

17 Any other questions or
18 comments?

19 (No response.)

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

22 (No response.)

23 COUNCILMAN GREENLEE: Seeing
24 none, I understand there's at least two
25 people who want to testify, Mr. Maransky

1 11/16/15 - RULES - BILL 150643, etc.

2 from the BIA and a representative of the
3 Water Department. Are those both here?

4 Please.

5 Mr. Schiavo, you wanted to too?
6 Why don't you come up and sit right
7 behind here so we can move as quickly as
8 possible.

9 (Witnesses approached witness
10 table.)

11 COUNCILMAN GREENLEE: I got the
12 BIA first. I know you're not
13 Mr. Maransky.

14 MS. FADULLON: Yeah.

15 COUNCILMAN GREENLEE: Hello,
16 Ms. Fadullon.

17 MS. FADULLON: We were trying
18 to get some other folks used to
19 testifying, but Jim couldn't make it this
20 morning, so you're stuck with me again.
21 My name is Anne Fadullon.

22 COUNCILMAN GREENLEE: We're
23 used to you. That's okay.

24 MS. FADULLON: My name is Anne
25 Fadullon and I am President of the

1 11/16/15 - RULES - BILL 150643, etc.
2 Building Industry Association, which
3 represents the region's residential home
4 builders, contractors, and suppliers. We
5 would like to thank Chairman Greenlee and
6 members of the Committee on Rules for the
7 opportunity to testify before you today,
8 and we'd like to thank Councilwoman
9 Reynolds Brown and Councilwoman Bass for
10 introducing this bill.

11 We're here to testify in
12 support of Bill No. 150745, which would
13 allow for density zoning bonuses for
14 developers who incorporate approved green
15 roofs into their building designs.

16 We strongly support this bill
17 and believe it offers a valuable
18 incentive to our members to incorporate
19 green roofs in future building projects.
20 Green roofs provide a wide range of
21 environmental and energy-saving benefits.
22 These benefits include improved air
23 quality, better stormwater management,
24 and increased energy efficiency. The
25 specifications for green roofs set forth

1 11/16/15 - RULES - BILL 150643, etc.
2 in this bill will ensure that developers
3 who choose to incorporate green roofs
4 into their projects will do so in a safe
5 and effective way.

6 Bill No. 150745 will
7 incentivize developers in Philadelphia to
8 include green roofs as part of their
9 building projects by offering valuable
10 density zoning bonuses. This benefit
11 will help offset the costs developers
12 face if they choose to add green roofs to
13 future projects and encourage them to
14 choose the green roof option.

15 With the passage of this bill,
16 Philadelphia would join cities such as
17 San Diego, Chicago, and Portland that
18 similarly offer density bonuses for the
19 inclusion of green roofs in development
20 projects.

21 We support this bill, which
22 will benefit both residential builders
23 and Philadelphia's environment, and we
24 thank Councilwoman Reynolds Brown and her
25 staff for their leadership and for

1 11/16/15 - RULES - BILL 150643, etc.
2 working with us on this collaboratively.
3 The BIA looks forward to working further
4 with City Council on this and other
5 issues.

6 Thank you for your
7 consideration.

8 COUNCILMAN GREENLEE: Thank
9 you.

10 Why don't we hear from whoever
11 else is speaking. Both of you want to
12 say something too in the back? No?
13 Okay.

14 Sir.

15 DR. CROCKETT: Good morning,
16 Councilman Greenlee and members of the
17 Rules Committee. I'm Dr. Chris Crockett.
18 I'm the Deputy Commissioner for Planning
19 and Environmental Services at the
20 Philadelphia Water Department, and I want
21 to thank Councilwoman Blondell Reynolds
22 Brown for the opportunity to provide
23 testimony on Bill No. 150745.

24 As we all know, green roofs are
25 roofs that are covered with living

1 11/16/15 - RULES - BILL 150643, etc.
2 vegetation and provide stormwater
3 management and other benefits to our
4 communities and our government -- and our
5 environment.

6 PWD supports the development of
7 green roofs because they absorb and
8 permanently retain upwards and beyond 50
9 percent of the stormwater that they
10 receive or rainfall that they receive.

11 PWD is implementing our Green
12 Cities, Clean Waters program, and in
13 order to cost-effectively manage
14 stormwater, green roofs are a part of
15 that solution. As part of this plan,
16 we're also using tools like rain gardens,
17 bump-outs, porous pavement, tree trenches
18 and other techniques to capture water
19 before it overwhelms our sewers and
20 pollute our rivers.

21 A green roof is another tool
22 that not only helps manage stormwater,
23 but also filters pollutants from the
24 excess stormwater that runs off the roof.
25 Green roofs are also great tools for

1 11/16/15 - RULES - BILL 150643, etc.
2 large property developers to consider
3 when meeting Philadelphia stormwater
4 regulations. Using a green roof, the
5 stormwater -- to capture the stormwater,
6 they're able to build out the full parcel
7 to its full extent, which would normally
8 create space that would be unused. It is
9 now a lush urban area for different
10 activities and for viewing.

11 Unfortunately, green roofs can
12 still be expensive when compared to other
13 stormwater tools. The passage and recent
14 update of the City Green Roof Tax Credit
15 provides an incentive that can help
16 improve return on investment. By
17 providing the density bonuses proposed in
18 this bill, it would provide another
19 incentive. Most directly, the additional
20 density in a building could translate
21 into additional units and additional
22 income for a developer. Therefore, the
23 cost of a green roof can be mitigated and
24 even eliminated through these additional
25 tools.

1 11/16/15 - RULES - BILL 150643, etc.

2 Our hope is that green roofs
3 become more financially viable, we will
4 see an expansion of the use of this
5 vegetative practice and its associated
6 triple bottom line benefits to the
7 economy, environment, and City. For
8 example, green roofs provide additional
9 environmental benefits by reducing the
10 urban island heat effect, producing
11 oxygen in the air, sequestering carbon,
12 and serving as natural habitat and
13 reducing heating and cooling costs for
14 buildings and providing as an additional
15 layer of roof insulation. A boost in
16 green roof installation would also be
17 welcomed for Philadelphia's economy,
18 providing new businesses opportunities
19 for local green roofs, companies, and
20 maintenance.

21 It is for these reasons I'm
22 happy to provide the support of the
23 Philadelphia Water Department for Bill
24 No. 150745.

25 I'm happy to answer any

1 11/16/15 - RULES - BILL 150643, etc.
2 questions.

3 COUNCILMAN GREENLEE: Thank
4 you.

5 Mr. Schiavo, why don't you come
6 up, please. You can sit right there.
7 Please identify yourself and proceed.

8 MR. SCHIAVO: Good morning,
9 Committee members. My name is Joe
10 Schiavo. I am here on behalf of the
11 Philadelphia Crosstown Coalition and its
12 Zoning and Land Use Committee.

13 I do have hard copies of my
14 testimony for the Committee members.

15 COUNCILMAN GREENLEE: That will
16 be made part of the record, if you could
17 just try to get -- we got a lot going on.
18 So if you can try to get your point as
19 quickly as possible, we'd appreciate it.
20 Thank you.

21 MR. SCHIAVO: I trust that
22 you're just trying to make me comfortable
23 in this position.

24 COUNCILMAN GREENLEE:
25 Absolutely.

1 11/16/15 - RULES - BILL 150643, etc.

2 MR. SCHIAVO: And I'll do the
3 best I can.

4 COUNCILMAN GREENLEE: Okay.

5 MR. SCHIAVO: The Crosstown
6 Zoning and Land Use Committee supports
7 green roofs as a stormwater and heat
8 island effect management tool to be
9 incorporated in any sustainable building
10 project program, but the Committee cannot
11 recommend support for Bill 150745,
12 because Water Department regulations may
13 soon require a green roof as a stormwater
14 management tool for development greater
15 than 5,000 square feet of earth
16 disturbance -- that is the threshold of
17 the bill -- potentially rendering the
18 bill's investment incentive bonus
19 unnecessary once a green roof standard is
20 a requirement of development.

21 And, second, any green roof
22 incentive would best have a direct
23 correlated cost benefit impacting the
24 potable water expense, stormwater service
25 expense, and other utility costs unique

1 11/16/15 - RULES - BILL 150643, etc.
2 to the property rather than a residential
3 density bonus that may be potentially
4 detrimental to the quality of life for
5 the host community and public.

6 And, third, the bill does not
7 satisfy public concerns regarding the
8 ability of the City to carry out
9 inspections, and the bill is absent of
10 any reference to appropriate consequences
11 for failure to comply with the specific
12 conditions of the proposed regulations.
13 Any certificate of occupancy at the
14 premises should be contingent on complete
15 compliance with the plans submitted
16 qualifying for the bonus and fines for
17 future non-compliance if any must be
18 equal to the monthly rent/sales benefit
19 gained from all bonus units.

20 Fourth, if there is such a
21 bonus as proposed by the bill, it should
22 require that 90 percent of the rainwater
23 run through the green roof. The green
24 roof can cover only 60 percent of the
25 roof, and the water from the upper

1 11/16/15 - RULES - BILL 150643, etc.
2 non-green roof sections can run through
3 lower green roof. The Water Department
4 guidelines allow for this type of
5 arrangement, but there is no such
6 standard referenced in the bill.

7 There is -- if there is such a
8 bonus as proposed by the bill, conditions
9 should prevent the property owner from
10 also trading green roof landscaped area
11 for a reduction in parking lot landscaped
12 area, as is currently permitted under the
13 code. The bill in its current form would
14 effectively incentivize the reduction of
15 on-grade landscaping.

16 For these specific reasons, we
17 request that Bill 150745 be held in
18 Committee until future amendments may
19 allay our concerns.

20 Thank you.

21 COUNCILMAN GREENLEE: Mr.
22 Schiavo, quick question. Have you had
23 any discussion with the sponsors of this
24 bill, Councilwoman Reynolds Brown and
25 Councilwoman Bass?

1 11/16/15 - RULES - BILL 150643, etc.

2 MR. SCHIAVO: We have not.

3 COUNCILMAN GREENLEE: Okay.

4 Thank you.

5 Any other questions?

6 (No response.)

7 COUNCILMAN GREENLEE: Thank you

8 all very much.

9 Anyone else here to testify on

10 Bill No. 150745?

11 (No response.)

12 COUNCILMAN GREENLEE: Seeing

13 none, Mr. Gregorski, let's go back to

14 766.

15 Ms. Fadullon, you might as well

16 stay up here. You're going to comment on

17 that too.

18 Go ahead, Mr. Gregorski.

19 MR. GREGORSKI: Good morning,

20 Councilman Greenlee, members of the Rules

21 Committee. I'm Marty Gregorski, Division

22 Director with the Development Division of

23 the Philadelphia City Planning

24 Commission. I'm here to testify on Bill

25 No. 150766, which was introduced into

1 11/16/15 - RULES - BILL 150643, etc.
2 City Council on October 15th, 2015 by
3 Councilmember Greenlee.

4 Bill No. 150766 amends the
5 Philadelphia Zoning Code by removing
6 certain expired provisions and revising
7 certain other provisions, including
8 definitions, administration, overlay
9 zoning districts, use regulations,
10 development standards, parking and
11 loading, and signs. These are
12 substantive changes that have come from
13 the work of the Zoning Technical
14 Committee, a group of zoning code experts
15 from the Planning Commission, Licenses
16 and Inspections, Commerce, and the Law
17 Department. This Committee looks to
18 improve the Zoning Code by amending
19 sections that have raised issues during
20 their work. These issues come from
21 citizens, elected officials, and City
22 staff alike.

23 The Philadelphia City Planning
24 Commission will consider Bill No. 150766
25 at its meeting of November 17th, 2015

1 11/16/15 - RULES - BILL 150643, etc.
2 with a staff recommendation for approval.

3 I'd be happy to answer any
4 questions at this time.

5 COUNCILMAN GREENLEE: Thank
6 you.

7 Ms. Fadullon, before you start,
8 I know you have some concerns about this.
9 Have you met with either the Planning
10 Commission or the Administration on this?

11 MS. FADULLON: Yes. I've met
12 with Marty and his staff and as well as
13 Eleanor Sharpe from the Planning
14 Commission.

15 COUNCILMAN GREENLEE: All
16 right. Please proceed.

17 MS. FADULLON: My name is Anne
18 Fadullon. I'm President of the Building
19 Industry Association. I'd like to thank
20 Chairman Greenlee and members of the
21 Committee on Rules for giving us the
22 opportunity to testify here today. We're
23 here to testify on Bill No. 150766, which
24 was introduced by Councilman Greenlee and
25 would make a number of substantive

1 11/16/15 - RULES - BILL 150643, etc.
2 changes to the Philadelphia Zoning Code.
3 The BIA agrees with and supports many of
4 the changes that this bill makes, but
5 does have a few requested adjustments and
6 believes that a delay to ensure an
7 inclusive stakeholder process may be in
8 order.

9 In the Administrative section,
10 Chapter 14-300, the current bill would
11 make it so that any use authorized by the
12 Zoning Board by variance or special
13 exception is considered abandoned when
14 discontinued for a period of three
15 consecutive years. The BIA recommends
16 extending this to five years in order to
17 accommodate market conditions and the
18 financing timeline for affordable housing
19 projects. We agree with the remainder of
20 this section, including the requirement
21 of Civic Design Review before adoption of
22 master plans.

23 In Chapter 14-600, Use
24 Regulations, there is a new requirement
25 of special exception approval for

1 11/16/15 - RULES - BILL 150643, etc.
2 assembly and entertainment in CMX-3
3 districts. This use is currently allowed
4 by right, and it should continue to be
5 so. If there is conflict with
6 surrounding lesser zoning districts, the
7 area should be remapped to reflect the
8 correct zoning classifications. We agree
9 with all the other items in this section.
10 The BIA additionally agrees with the
11 changes made to Chapter 14-700,
12 Development Standards, although we
13 believe that the owner should determine
14 the front and side on a corner lot, not
15 L&I.

16 For Chapter 14-800, Parking and
17 Loading, there should be clarification
18 for the calculation for required parking.
19 Specifically, there should be a further
20 clarification in the instance of three
21 for ten units to state the requirement
22 only applies to a project with more than
23 two units. A straight 0.3 unit
24 calculation would result in the need for
25 one parking space if two were developed.

1 11/16/15 - RULES - BILL 150643, etc.

2 The BIA believes the intent of the code
3 is more in line with the space for every
4 three units. Additionally, we think
5 Council should defer all items regarding
6 loading space requirements for further
7 review. What is currently recommended in
8 this ordinance does not fully address the
9 issues being experienced in terms of
10 variance requests for a reduction in the
11 number of loading docks or the size of
12 the loading facilities. The BIA --

13 COUNCILMAN GREENLEE: Ms.

14 Fadullon, let me interrupt you a second.
15 I know it's tough in here, but if I could
16 ask the people on my left-hand side here,
17 if you're having conversation, please go
18 outside, because it is difficult. Like I
19 always like to say, this is a hearing
20 room, but it's hard to hear in here.

21 Ms. Fadullon, I'm sorry.

22 Please.

23 MS. FADULLON: That's okay.

24 The BIA agrees with all other
25 changes to Chapter 14-800.

1 11/16/15 - RULES - BILL 150643, etc.

2 We also agree with all items
3 found in the remainder of the bill
4 dealing with signs, expired code
5 sections, and completed or terminated
6 project exceptions. However, we are in
7 agreement with various community groups
8 that have requested that this bill not go
9 into effect until February 1st in order
10 to further allow more stakeholder input.

11 The BIA urges the Committee to
12 make these recommended changes to Bill
13 No. 150766 and looks forward to working
14 with City Council on these and other
15 issues.

16 Thank you.

17 COUNCILMAN GREENLEE: Thank
18 you. Here is going to be my suggestion,
19 Ms. Fadullon, if you could keep the
20 conversation going with the
21 Administration and Planning. It's my
22 desire to move this bill today, but as
23 you know, we still have a couple weeks
24 before it would pass Council and there's
25 some opportunities to also add

1 11/16/15 - RULES - BILL 150643, etc.
2 amendments. So that would, respectfully,
3 be my suggestion, that you keep the lines
4 of communication open with Mr. Gregorski
5 and with whoever.

6 MS. FADULLON: Not a problem.

7 COUNCILMAN GREENLEE: And I
8 know this is -- there's a lot of things
9 in this bill. We get that. But by the
10 same token, I think there's things that,
11 as you pointed out, that we really need
12 to get done too. So let's see if we can
13 work this out before we get to December
14 whatever that is, 10th, 12th, whatever it
15 is. Okay?

16 MS. FADULLON: Sure.

17 COUNCILMAN GREENLEE: Thank
18 you.

19 Anybody else that wants to
20 testify?

21 Come on.

22 MR. SCHIAVO: Good morning. My
23 name is Joe Schiavo and I'm here on
24 behalf of the Philadelphia Crosstown
25 Coalition and its Zoning and Land Use

1 11/16/15 - RULES - BILL 150643, etc.
2 Committee regarding this bill.

3 COUNCILMAN GREENLEE: A little
4 closer to the mic, please.

5 MR. SCHIAVO: Regarding this
6 bill, the Crosstown Coalition asks that
7 this bill please be held in Committee
8 until we can complete our review of this
9 bill and make our comments. We think
10 it's an important bill. It's a large
11 bill. We think that most things in the
12 bill are entirely favorable to the
13 Crosstown Coalition. However, I'd like
14 the Committee to know that we received
15 the latest amendments at 5:40 on Friday.
16 We're a coalition. We have to
17 communicate with our constituents in
18 order to make an informed comment and
19 develop a response to these amendments,
20 and we would like the opportunity to do
21 that, and we ask that it be held in
22 Committee until that work is complete.

23 MR. GOODWIN: Hi. My name is
24 Charles Goodwin. I'm President of the
25 Center City Residents Association. I

1 11/16/15 - RULES - BILL 150643, etc.
2 want to underscore some of the things
3 that have been said earlier today,
4 because in Ms. Fadullon's testimony, I
5 had heard a couple of remarks that would
6 be very concerning to our Board members,
7 and we would like a chance at the Center
8 City Residents Association and the other
9 recognized community organizations in
10 this city to think about these things.
11 Specifically, the five year or an
12 extension to five years of the
13 discontinuance before various lapses.
14 That's a major change.

15 The change to requiring a
16 special exception for CMX-3 that requires
17 special exception for entertainment uses
18 would actually delight quite a number of
19 my members, and I'd like to have a
20 conversation at my Board and with my
21 membership about these changes, and the
22 current procedures, to underscore what
23 Mr. Huntington said a little earlier this
24 morning, leave us playing catchup here
25 when the Building Industry Association

1 11/16/15 - RULES - BILL 150643, etc.
2 has been in clear communication with the
3 Planning Committee to date.

4 So, therefore, I would ask you
5 to hold this bill pending input from the
6 community.

7 Thank you very much.

8 COUNCILMAN GREENLEE: Let me be
9 clear. I'm not saying that I or any
10 other member of the Committee agree with
11 everything Ms. Fadullon said. I don't
12 agree with that five-year thing either.
13 I think that's too much. But I would say
14 the same thing to both of you, to keep in
15 contact with the Planning Commission.
16 The Planning Commission did have a
17 meeting on this, I believe.

18 MR. GREGORSKI: We did.

19 COUNCILMAN GREENLEE: How long
20 ago was that?

21 MR. GREGORSKI: Our public
22 hearing is tomorrow on this bill.

23 COUNCILMAN GREENLEE: All
24 right. Again, if we do pass it out of
25 Committee today, we have a couple weeks

1 11/16/15 - RULES - BILL 150643, etc.
2 that you can certainly have that
3 conversation. Okay?

4 Anybody else here to testify on
5 Bill No. 150766?

6 (No response.)

7 COUNCILMAN GREENLEE: Seeing
8 none, Mr. Gregorski, Bill No. 150749.

9 Before you start on this,
10 people who are here on this bill, that's
11 the Rittenhouse Square zoning issue, it
12 is my understanding we're going to take
13 testimony today. It has been the request
14 of the sponsor, Council President Clarke,
15 that the bill not be moved today. So
16 we're not going to move it. I'm not sure
17 if we're moving it to a date certain or
18 the call of the Chair.

19 So, Mr. Gregorski, why don't
20 you start.

21 MR. GREGORSKI: Would you still
22 like me to read the testimony on that
23 bill?

24 COUNCILMAN GREENLEE: Pardon
25 me?

1 11/16/15 - RULES - BILL 150643, etc.

2 MR. GREGORSKI: Would you still
3 like me to read the testimony on 649?

4 COUNCILMAN GREENLEE: I guess
5 you should put it on record. My
6 understanding is we're going to get the
7 testimony in and then decide, but the
8 plan, as I understand -- I've been
9 waiting to hear from someone -- is to
10 hold this bill, at least not vote on this
11 bill today, hold it in Committee today.
12 Okay?

13 MR. GREGORSKI: Good morning,
14 Councilman Greenlee, members of the Rules
15 Committee. I'm Marty Gregorski, Division
16 Director with the Development Division of
17 the Philadelphia City Planning
18 Commission. I'm here to testify on Bill
19 No. 150649, which was introduced into
20 City Council on September 10th, 2015 by
21 Councilmember Greenlee for Council
22 President Clarke.

23 Bill No. 150649 amends the
24 Philadelphia Zoning Code by amending
25 Title 14, entitled "Zoning and Planning,"

1 11/16/15 - RULES - BILL 150643, etc.
2 by adding a new subsection, entitled
3 "Rittenhouse Square Residential Area,"
4 for the area bounded by the north side of
5 Walnut Street, the east side of 17th
6 Street, the south side of Spruce Street,
7 and the west side of 21st Street. This
8 bill will apply to all residentially
9 zoned properties and properties permitted
10 exclusively for residential uses located
11 within the area by not permitting the
12 following uses:

13 Group living, except for
14 personal care homes; housing, not
15 owner-occupied, advertised only and
16 rented only to students as defined in
17 Section 14-203(325).

18 The bill then defines students
19 as used in 14-506, the North Central
20 Philadelphia Overlay District, and in
21 14-502(5)(c), prohibited uses in the
22 Rittenhouse House Square Residential
23 Area. The term "student" shall have the
24 meaning as defined under Chapter 10-1800,
25 Vicarious Liability for Student Conduct,

1 11/16/15 - RULES - BILL 150643, etc.
2 of The Philadelphia Code.

3 The Philadelphia Planning
4 Commission considered that the Center
5 City Residents Association, which is the
6 designated RCO for this area, is not in
7 support of the bill and that the
8 residential districts in this area are
9 RM-1, RM-4, and RMX-3, where the group
10 living use already required a special
11 exception granted by the Zoning Board of
12 Adjustment. Given that this use is
13 already being heard in the public
14 hearing, this bill appears to limit a
15 specific class of people, students, from
16 residing in a district, and we have
17 previously recommended against similar
18 bills limiting student housing.

19 The Philadelphia City Planning
20 Commission considered Bill No. 150649 at
21 its meeting of October 20th, 2015 and
22 recommended not to approve.

23 I'd be happy to answer any
24 questions at this time.

25 COUNCILMAN GREENLEE: Thank

1 11/16/15 - RULES - BILL 150643, etc.

2 you, Mr. Gregorski.

3 Any questions?

4 (No response.)

5 COUNCILMAN GREENLEE: Seeing
6 none, I got at least on my list five
7 people that wanted to speak. Ann Gitter,
8 is she here? Jack Barry or the Greater
9 Philadelphia Association of Realtors,
10 come on up. Center City Residents again,
11 why don't you come up. And then we have
12 Mr. Zaslow and Jennine Miller from
13 Project HOME. So why don't you all come
14 up. The rest of you can sit in the seats
15 right inside the rail here.

16 And, again, I want to state for
17 the record that the request of the
18 sponsor is this bill not be moved today,
19 just so people understand.

20 (Witnesses approached witness
21 table.)

22 COUNCILMAN GREENLEE: Who do we
23 got here? I don't see anybody that looks
24 like Ms. Gitter up there. He's going to
25 speak? Okay. Fine. Please identify

1 11/16/15 - RULES - BILL 150643, etc.

2 yourself and proceed, please.

3 MR. GRANT: My name is Gordon
4 Grant and I live on the 2000 block of
5 Rittenhouse Square Street, and Councilman
6 Greenlee and other Councilpersons
7 present, I am testifying in support of
8 Councilman Clarke's bill in favor of the
9 provisions as described in the summary.

10 We are here to render opinion
11 that CCRA's opposition to the bill in its
12 current and recently amended form amounts
13 to a betrayal of the interests of the
14 community and specifically of the members
15 of the block. We have photographic
16 evidence here presented before you to
17 show the outside nature and scale of the
18 development project that is currently
19 taking place on the street and would
20 otherwise go unhindered but for the
21 passing of this bill, as Councilman
22 Clarke has worked very hard on.

23 Not a single member of the CCRA
24 Board lives on the 2000 block of
25 Rittenhouse Square. By contrast, many

1 11/16/15 - RULES - BILL 150643, etc.
2 members of the CCRA Board have a vested
3 interest in renting their properties to
4 students, and they have not understood
5 that this legislation does not prohibit
6 that from continuing, but does in fact
7 prohibit high density and specific to
8 student housing which would affect the
9 quality of life, use of social and public
10 services, and logistical complications
11 for the neighborhood in which we inhabit.

12 The developer has not made any
13 provision to open an outreach to the
14 community in terms of understanding the
15 effect that is going to happen to us, and
16 CCRA, merely on the grounds of wanting to
17 have its own autocratic influence on the
18 bill, has continued to ask for an
19 extension, which we strongly oppose. We
20 have already had discussions with them
21 about making their amendments to the bill
22 whatever they requested go through. They
23 have not proposed anything of consequence
24 or substance and merely intend to
25 obstruct Councilman Clarke's hard work on

1 11/16/15 - RULES - BILL 150643, etc.
2 a bill that already has precedence in
3 North Philadelphia.

4 If this bill is prohibited from
5 going through, it will allow development
6 of an unconstrained and high-density
7 nature to take place in other areas of
8 the City. And we would like it submitted
9 here for the record that we are merely
10 trying to preserve the quality of life
11 and nature of a small-scale historic
12 block in Center City.

13 Thank you.

14 COUNCILMAN GREENLEE: Thank
15 you.

16 And just for the record, just
17 so you understand, we do have one more
18 Rules Committee hearing scheduled before
19 the end of the session. So it's possible
20 if the bill doesn't move today, it could
21 be considered next time. I'm not saying
22 it will be. Just understanding that
23 there is time, but, again, we're going to
24 take the lead from the sponsor.

25 MR. GRANT: Just one final

1 11/16/15 - RULES - BILL 150643, etc.
2 point on that. There is time, but we are
3 running out of time with respect to the
4 developer moving forward, who has already
5 obtained his building permits and we need
6 to effect the use and occupancy.

7 And one last point I would
8 observe. We have brought with us 88
9 signatures of the residents of the
10 community in favor of pushing through the
11 bill in its current form at the present
12 time.

13 COUNCILMAN GREENLEE: And that
14 will be made part of the record, sir.
15 Thank you.

16 Sir, if I could ask you to step
17 aside. Mr. Zaslow and Mr. Barry, please
18 come up. And, sir, from Center City
19 Residents, I'm sorry. Go ahead.

20 MR. GOODWIN: I'm still Charles
21 Goodwin. I'm still President of the
22 Center City Residents Association. I
23 come to speak on behalf of my association
24 with the authority of my Board as to this
25 legislation.

1 11/16/15 - RULES - BILL 150643, etc.

2 I note specifically that the
3 language of this bill has evolved
4 considerably over time and seems to be
5 very changeable. We were presented with
6 yet another revision on Friday last when
7 our Board met Tuesday. So my remarks I
8 hope summarize the center of gravity for
9 the various things I will be talking
10 about rather than necessarily addressing
11 the precise language of this bill.

12 And to begin with, we are
13 grateful to Council for the solicitude
14 towards our neighborhood and the concern
15 with listening to individual neighbors
16 who have problems concerning a
17 development. But the CCRA's voice must
18 be unambiguous here. We oppose
19 restricting student housing, and we
20 respectfully ask you to vote down this
21 bill.

22 We held a community forum that
23 was packed. We took a show of hands at
24 the end of the community forum. The show
25 of hands at the end of the community

1 11/16/15 - RULES - BILL 150643, etc.
2 forum was 31 to 10 against restricting
3 student housing.

4 We took an online survey of our
5 members. The vote was 43 to 18 against
6 the bill from those who responded.

7 We put the question to our
8 Board, which has some 40 members, and our
9 Board unanimously opposed restricting
10 student housing. From our oldest members
11 to our youngest members, everyone was in
12 agreement.

13 Students have lived along us
14 for decades. Students are an integral
15 part of our neighborhood. We welcome
16 students. Many, if not most of us, came
17 here as students. We can't welcome
18 students without providing student
19 housing.

20 The proposed legislation,
21 whatever its current language, is wrong.
22 It's a harmful non-solution to a
23 non-problem. Being enrolled in school
24 full time is what we want from people who
25 are under 23. We shouldn't punish them

1 11/16/15 - RULES - BILL 150643, etc.

2 by excluding them from our neighborhood.

3 When Philadelphia is trying to
4 keep more of its recent college graduates
5 here, this bill sends the opposite
6 message to those students. And the
7 proposed legislation is wrong because it
8 divides people by their statistical
9 characteristics and not by their
10 individual actions. The legislation does
11 not distinguish between the bookworm and
12 the beer hound. The legislation is
13 against the grain of Center City living
14 in every way. Center City is about
15 eclecticism and inclusion. Everyone is
16 at home here. We do not wish to exclude
17 anyone. We are the crossroads of this
18 city. From Odunde to the Thanksgiving
19 Parade, with everything before, after,
20 and in between, we proudly host the
21 City's celebrations and invite all the
22 people of this city to come and enjoy our
23 neighborhood.

24 William Penn founded this city,
25 our city, on the principles of tolerance

1 11/16/15 - RULES - BILL 150643, etc.
2 and mutual understanding for all people.
3 This bill is about as contradictory to
4 the spirit of Philadelphia as possible.

5 As we understand the genesis of
6 this legislation, it stems from the
7 development of allegedly overly dense
8 substandard housing that will be marketed
9 to students on the 2000 block of
10 Rittenhouse Square Street. That block is
11 a quiet residential street of
12 predominantly small single-family homes.
13 The proposed developments allegedly will
14 double or triple the population of the
15 street. The concern of the neighbors is
16 reasonable and warranted. The solution
17 proposed, however, is incorrect.

18 The block, for reasons that I
19 suppose reach back into the '50s, is
20 zoned for multi-family housing when it
21 should be zoned for single-family
22 housing. In other words, it's an RM-1
23 block where it really should be an RSA-5
24 block.

25 The solution to that may well

1 11/16/15 - RULES - BILL 150643, etc.

2 be legislation --

3 COUNCILMAN GREENLEE: If I
4 could ask you to wrap up.

5 MR. GOODWIN: Yeah. I'm about
6 done here.

7 -- (continued) legislation
8 specific to the 2000 block of Rittenhouse
9 Square Street, not covering 16 whole City
10 blocks. It would not be unlawful spot
11 zoning to do that or just to rezone that
12 block to RSA-5, which would solve this
13 problem.

14 I'm not going to go into legal
15 stuff on why that isn't spot zoning, but
16 it could be done, and Council should,
17 respectfully, focus more on the problem
18 rather than discriminating against an
19 entire class of people in a 16-block City
20 region.

21 COUNCILMAN GREENLEE: Thank
22 you. Thank you very much.

23 Just, again, for the record,
24 I've just been asked by the
25 representative of the sponsor of the bill

1 11/16/15 - RULES - BILL 150643, etc.
2 that this bill will be held until our
3 next Rules Committee hearing, which is
4 December 2nd at 10:00 a.m.

5 Mr. Zaslow. And please come
6 up. Ms. Miller, why don't you come up.
7 We got three chairs here. I want to try
8 to keep moving as quickly as possible,
9 please. As you see, we got a whole room
10 full of people that have other interests.
11 Thank you.

12 Please.

13 MR. ZASLOW: Thank you,
14 Mr. Chairman. Darrell Zaslow, legal
15 counsel to HAPCO, the Homeowners
16 Association of Philadelphia, the largest
17 organization of Pennsylvania representing
18 the owners of private single-family,
19 duplex rentals in Philadelphia.

20 The bill which you are
21 considering, Mr. Chairman, forbidding
22 students from living together is a
23 blatant act of discrimination. It
24 frankly surprises us coming from this
25 Council.

1 11/16/15 - RULES - BILL 150643, etc.

2 What is the price of liberty
3 and the cost of losing that freedom?
4 Where is the line drawn by society to
5 restrict the freedom of certain
6 individuals that some people don't like,
7 in this case students? When can society,
8 we the people in the form of this City
9 Council, decide that these people
10 enforced by the police powers of the
11 state are forbidden to live where they
12 want and with whom they want? You in
13 this bill demand to surrender a freedom
14 by adult individuals, all over the age of
15 18, citizens, voters, soldiers, just
16 plain people. You seek to classify them
17 because you don't like them or how you
18 think they behave and you seek to treat
19 them as lesser citizens.

20 Three 20-year-old electricians,
21 Councilman, are permitted to live
22 together. Three 23-year-old unemployed
23 people are permitted to live together.
24 Three 23-year-old bikers can live
25 together. And yet you seek in an act of

1 11/16/15 - RULES - BILL 150643, etc.
2 utter discrimination to forbid three
3 23-year-old students of science or
4 religion or philosophy or engineering or
5 nursing to live together. This
6 discrimination is inappropriate. The
7 solution to your allegations of animal
8 house or density or whatever it is that's
9 driving this issue here is not
10 restricting the freedom of students to
11 live with whom they choose, but rather
12 enforcing laws as to density, enforcing
13 laws as to rules of conduct, enforcing
14 the laws as to quiet enjoyment of a
15 person's home.

16 Side this morning -- I
17 understand you're not hearing it today,
18 but whenever you hear it, side with
19 freedom and decline to pass this
20 discriminatory bill out of your
21 Committee.

22 Thank you, Mr. Acting Chairman
23 and members of the Committee.

24 COUNCILMAN GREENLEE: Go ahead.

25 MR. BARRY: Chairman Greenlee,

1 11/16/15 - RULES - BILL 150643, etc.
2 members of the Committee, my name is Jack
3 Barry and I'm here representing the
4 Greater Philadelphia Association of
5 Realtors, and we provide education
6 information and legislative monitoring
7 for nearly 2,000 licensed professionals.
8 So thank for the opportunity to testify
9 today regarding this bill.

10 As the voice of real estate in
11 Philadelphia, we have always been strong
12 supporters of private property rights and
13 believe that property owners have the
14 right to use their property as they
15 choose. Our concern is that ordinances
16 like this discriminate against and punish
17 property owners that rent units to
18 students.

19 Responsible property owners
20 enforce their rules and take swift action
21 when violations or other property issues
22 arise. We believe that telling people
23 who and who they cannot rent to or where
24 they may or may not is not within the
25 scope of our government.

1 11/16/15 - RULES - BILL 150643, etc.

2 Preventing property owners from
3 renting to students, most of whom are
4 responsible, diligent, and hard-working
5 young adults, sends the wrong message to
6 our city. We should be promoting our
7 neighborhoods as diverse, welcoming, and
8 inclusive places. We support fair
9 housing regulations, housing opportunity,
10 and choice. There is no way that we
11 would single out a group of people
12 according to race, class, religion or
13 sexual orientation limiting to where they
14 could live. Why would it be permissible
15 to do this with students?

16 Philadelphia is fortunate
17 enough to be home to some of the
18 country's most esteemed colleges and
19 universities, and on the whole, academic
20 universities are a great thing for our
21 city. They generate many economic
22 benefits in providing jobs, attracting
23 young people, and fostering innovation
24 and other cultural links and synergies.
25 The City would not be fulfilling its

1 11/16/15 - RULES - BILL 150643, etc.
2 economic or civic responsibility if it
3 restricted the ability of the private
4 sector to provide significant amounts of
5 housing needed for students.

6 In closing, we ask that -- we
7 hope that you will consider moving
8 forward -- that you will not consider
9 moving forward with this proposal.

10 Thank you for considering our
11 position.

12 COUNCILMAN GREENLEE: Thank
13 you.

14 Ms. Miller, please.

15 MS. MILLER: Good morning,
16 Council. Thank you for including us this
17 morning. My name is Jennine Miller and
18 I'm the Director of Advocacy and Public
19 Policy at Project HOME, a housing service
20 provider striving to end and prevent
21 homelessness in Philadelphia. Thank you
22 for the opportunity to offer remarks here
23 today on behalf of the Project HOME
24 community addressing the need for
25 affordable housing options for people who

1 11/16/15 - RULES - BILL 150643, etc.
2 are homeless.

3 We are testifying today because
4 we are concerned about unintended
5 consequences of the proposed ban of group
6 living in Rittenhouse Square area that
7 also applies to temporary overnight
8 accommodations that serve people who are
9 homeless. We recommend that the proposed
10 exception for personal care homes be
11 extended to include group living as well.

12 We know that temporary settings
13 work in supporting people to transition
14 off the streets of our city. Last year
15 Project HOME and its partners placed 167
16 people from our overnight winter-only
17 accommodations, mostly downtown street
18 dwelling, vulnerable homeless men,
19 transition into shelter, treatment and
20 other housing options. Only with
21 available first step options will we be
22 able to end homelessness in Philadelphia.

23 Our partners at Bethesda
24 Project operate a seasonable overnight
25 emergency shelter in partnership with

1 11/16/15 - RULES - BILL 150643, etc.
2 Trinity Memorial Church right there in
3 the boundary. Last winter this program
4 served 50 chronically homeless men and
5 moved 21 into longer term settings.
6 Bethesda strives to serve the most
7 vulnerable people with severe and
8 persistent mental illnesses, chronic
9 addiction issues or compromised physical
10 health, and staff works with each of
11 these guests to develop an individual
12 plan, setting goals regarding mental
13 health treatment, housing, and securing
14 benefits and recovery.

15 We appreciate your
16 consideration of this recommended change
17 and are happy to answer any questions at
18 this time or in the future. We hope that
19 Philadelphia -- we hope to help
20 Philadelphia to not only house the most
21 vulnerable Philadelphians, but to
22 contribute to the quality of life for our
23 whole community, because none of us are
24 home until all of us are home, as Sister
25 Mary fondly likes to say.

1 11/16/15 - RULES - BILL 150643, etc.

2 COUNCILMAN GREENLEE: We've
3 heard that. We've heard her astutely
4 state that many times, yes. Thank you.

5 Any questions or comments?

6 (No response.)

7 COUNCILMAN GREENLEE: None.

8 Thank you.

9 Anyone else here to testify on
10 this bill?

11 Please.

12 After this gentleman, anybody
13 else to testify on 150649?

14 Come on up, please. I
15 respectfully ask everybody to try to be
16 as brief as possible, because we have a
17 whole room full of people that are
18 waiting for another bill.

19 (Witnesses approached witness
20 table.)

21 COUNCILMAN GREENLEE: Please.

22 Go ahead.

23 MR. FONTANA: Absolutely,
24 Councilmembers. Thank you very much, and
25 I will be very brief. I'm here

1 11/16/15 - RULES - BILL 150643, etc.
2 representing the organization Philly Set
3 Go that's committed to getting
4 millennials more engaged in the political
5 process here in Philadelphia. We want to
6 join in the course of opposition to this
7 bill, because it is overtly
8 discriminatory. The residents of the
9 2000 block of Rittenhouse have legitimate
10 concerns that can be addressed, as the
11 Center City Residents Association pointed
12 out, in a narrower and more discrete
13 manner.

14 We stand firmly opposed to a
15 bill that classifies individuals based on
16 status as antithetical to good
17 governance.

18 Thank you.

19 COUNCILMAN GREENLEE: Thank
20 you.

21 COURT REPORTER: Can you state
22 your name.

23 MR. FONTANA: Matthew Fontana.

24 COUNCILMAN GREENLEE: Please
25 state your name and proceed. Speak right

1 11/16/15 - RULES - BILL 150643, etc.
2 in the microphone.

3 MS. SALTZ: Rowena Saltz. I'm
4 a resident of the 2000 block of
5 Rittenhouse Square. And I just want to
6 bring the attention to the bill that in
7 my opinion is not discriminatory. As it
8 stands, we're asking that the rentals not
9 be limited only to students, but be open
10 to other people as well.

11 COUNCILMAN GREENLEE: Thank
12 you. Thank you very much, ma'am.

13 MS. GITTER: My name is Ann
14 Gitter and I also live on the 2000 block
15 of Rittenhouse Square. Most people have
16 lived on our block for many years.

17 COUNCILMAN GREENLEE: Speak
18 into the microphone, please. You're a
19 little hard to hear.

20 MS. GITTER: Most people have
21 lived on our block for -- some people
22 have lived on our block for over 30
23 years, and we are very upset. We feel
24 that CCRA has hijacked our overlay that
25 Councilman Clarke and Jeffrey Young have

1 11/16/15 - RULES - BILL 150643, etc.
2 worked so hard on. I personally was the
3 one that ran the petition and knocked on
4 everyone's door on our block and the two
5 blocks behind us, and not one person that
6 I spoke to said that they were not in
7 favor of this overlay, and every single
8 person that I spoke to signed it. And
9 the questionnaire that CCRA put out at
10 the meeting was confusing, and those
11 statistics that Chuck spoke of today are
12 misleading, because they presented an
13 option of density, which is irrelevant to
14 our case since it would be too late to
15 apply to our block.

16 Please consider the size of
17 these two buildings in relation to all
18 the other homes. This is a dormitory
19 size building. It is the equivalent of
20 seven or eight single homes being
21 immediately converted into a dormitory
22 type living.

23 Thank you.

24 COUNCILMAN GREENLEE: Thank
25 you, ma'am.

1 11/16/15 - RULES - BILL 150643, etc.

2 Anyone else here to testify on

3 Bill No. 150649?

4 (No response.)

5 COUNCILMAN GREENLEE: Seeing

6 none, for the record, Bill No. 150649

7 will be held to our next Rules Committee,

8 which is Wednesday, December 2nd, 2015 at

9 10:00 a.m., where we already have 16

10 other bills. So we're going to have a

11 lot of fun.

12 Ms. Marconi, our next bill,

13 please.

14 THE CLERK: Bill No. 150643, an

15 ordinance amending Chapter 14-300 of The

16 Philadelphia Code, entitled

17 "Administration and Procedures," to

18 provide for permit holders to give

19 community members notice in connection

20 with As of Right Permits, under certain

21 terms and conditions.

22 COUNCILMAN GREENLEE: Thank

23 you.

24 Mr. Gregorski, please.

25 MR. GREGORSKI: Good morning,

1 11/16/15 - RULES - BILL 150643, etc.
2 Councilman Greenlee, members of the Rules
3 Committee. I'm Marty Gregorski, Division
4 Director with the Development Division of
5 the Philadelphia City Planning
6 Commission. I'm here to testify on Bill
7 No. 150643, which was introduced into
8 City Council on September 10th, 2015 by
9 Councilmember Blackwell.

10 Bill No. 150643 amends the
11 Philadelphia Zoning Code by requiring all
12 as-of-right zoning permit holders to post
13 the permit on the property within five
14 days and no more than 30 days after
15 receipt of the permit. This is already a
16 requirement of the Zoning Code. The
17 staff believes it was the sponsor's
18 intention to require that all permit
19 holders notify applicable Registered
20 Community Organizations within 15 days of
21 receiving a permit. Currently, the
22 Zoning Code requires only holders of
23 conditional zoning permits to notify RCOs
24 since the permit issuance process is not
25 yet complete and there is still

1 11/16/15 - RULES - BILL 150643, etc.
2 opportunity for community input.
3 However, as written, Bill No. 150643
4 makes no change in the existing
5 requirements of the Zoning Code. It
6 fails to extend the conditional permit
7 notification requirement to all permit
8 holders because of the placement of the
9 new text.

10 From 2014 to August 2015, over
11 10,000 as-of-right permits were issued by
12 the City. While the Commission is fully
13 supportive of and actively encourages
14 open and transparent measures for
15 inclusive civic involvement in the
16 development process, as written, the bill
17 fails to change zoning permit posting or
18 notification provisions. Left
19 unaddressed is how enforcement of this
20 additional notification provision would
21 be effected.

22 The Philadelphia City Planning
23 Commission considered Bill No. 150643 at
24 its meeting of October 20th, 2015 and
25 recommended not to approve. However, the

1 11/16/15 - RULES - BILL 150643, etc.
2 staff of the City Planning Commission has
3 been working with Councilmember
4 Blackwell's office and License and
5 Inspections in order to craft the
6 amendment submitted. This new version of
7 the bill will require that the Department
8 of License and Inspections to e-mail a
9 notice of the permits to all the RCOs in
10 a similar manner as it's sent to every
11 City Council office. As the new eCLIPSE
12 system comes online, we can expect more
13 narrowly defined search results sent to
14 the RCOs, such as grouping the permits by
15 Councilmanic district and the boundaries
16 of the RCOs.

17 The City Planning Commission
18 staff believe that these amendments are
19 supportable, but the full City Planning
20 Commission has not yet had a chance to
21 weigh in on these amendments.

22 I'll be happy to answer any
23 questions at this time.

24 COUNCILMAN GREENLEE: Before I
25 hear from Ms. Swanson, just so I'm clear,

1 11/16/15 - RULES - BILL 150643, etc.
2 to make it as clear as possible, they
3 will not have to post any by-right
4 permit, but there would be an e-mail done
5 by L&I?

6 MR. GREGORSKI: You still will
7 have to post. Nothing in there changes.
8 You have to post your property. You have
9 to put permits on your property during
10 construction. That's not going to
11 change. But what's going to happen now
12 is, License and Inspections will be
13 sending out e-mails. They send out a
14 daily report of permits issued to the
15 Council office. On that list are going
16 to be the RCOs.

17 COUNCILMAN GREENLEE: Let me
18 hear from Ms. Swanson, then we'll get to
19 questions, please.

20 MS. SWANSON: Good morning,
21 Chairman Greenlee and members of the
22 Committee on Rules. My name is Rebecca
23 Swanson. I am the Director of Policy and
24 Legislative Affairs for the Department of
25 Licenses and Inspections. Today I'm here

1 11/16/15 - RULES - BILL 150643, etc.
2 to provide testimony on Bill No. 150643,
3 which, if enacted, will amend the
4 Philadelphia Zoning Code to place
5 additional notice requirements for
6 as-of-right zoning permits.

7 The bill, as written, would
8 require the Department of Licenses and
9 Inspections to send daily e-mail
10 notification to all Registered Community
11 Organizations listing all as-of-right
12 permits issued the previous business day.
13 Currently, the Department sends a daily
14 e-mail notification of all permits,
15 zoning and otherwise, issued the previous
16 business day to all City Council offices
17 and RCOs that have requested to be on
18 this distribution list. The Department
19 is prepared to expand the recipient list
20 of this e-mail to all RCOs that have
21 provided proper contact information to
22 the Philadelphia City Planning
23 Commission.

24 The bill also would require the
25 Department to post on its website a list

1 11/16/15 - RULES - BILL 150643, etc.
2 of all as-of-right zoning permits issued
3 the previous day in a searchable format
4 that would allow a user to search by
5 address, permit holder, zip code, and
6 Council district. The Department is
7 currently building this type of
8 searchable function as part of Project
9 eCLIPSE and anticipates that it will be
10 ready for public use hopefully in the
11 next several months. In the meantime,
12 the Department's website is searchable by
13 address, so RCOs seeking information on
14 permits issued for a particular property
15 in their neighborhood can easily access
16 this information.

17 Thank you for the opportunity
18 to provide the Department's testimony on
19 Bill No. 150643. I'm happy to answer any
20 questions at this time.

21 COUNCILMAN GREENLEE: My basic
22 question is, does L&I now support the
23 bill as amended?

24 MS. SWANSON: Yes.

25 COUNCILMAN GREENLEE: Good.

1 11/16/15 - RULES - BILL 150643, etc.

2 Councilwoman Blackwell. You're
3 the sponsor of the bill. Then I think
4 Councilman Henon had a question.

5 COUNCILWOMAN BLACKWELL: Thank
6 you. I'll only take a moment. You have
7 a long calendar.

8 COUNCILMAN GREENLEE: Thank
9 you.

10 COUNCILWOMAN BLACKWELL:
11 Regularly we get calls from people asking
12 why someone has dug a hole -- it could be
13 for a large apartment building -- next
14 door to them on their block and they
15 don't know why. And I find it
16 embarrassing and it makes you feel like
17 you're not doing your job or
18 irresponsible to say, I don't know.

19 So by-right permits should at
20 least ensure that Councilpeople and
21 Registered Community groups in the area,
22 that they have to be notified the next
23 day. I would love to have gone further,
24 but I did not want to change the
25 Registered Community legislation that

1 11/16/15 - RULES - BILL 150643, etc.
2 Council passed that I did not support.
3 So I was very careful, just saying notify
4 the near community about anything you're
5 building. That's all this requires.
6 Thanks.
7 COUNCILMAN GREENLEE: Thank
8 you, Councilwoman.
9 Any questions?
10 (No response.)
11 COUNCILMAN GREENLEE: Any
12 questions for either of these witnesses?
13 (No response.)
14 COUNCILMAN GREENLEE: Seeing
15 none, anyone else here to testify on Bill
16 150643?
17 (No response.)
18 COUNCILMAN GREENLEE: Very
19 good.
20 Thank you both very much.
21 Mr. Gregorski, we got you next
22 too.
23 So we're here for the main
24 thing now, people.
25 Ms. Marconi, will you please

1 11/16/15 - RULES - BILL 150643, etc.
2 read the title of the last two bills
3 before us today.

4 THE CLERK: Bill No. 150744, an
5 ordinance to amend the Philadelphia
6 Zoning Maps by changing the zoning
7 designations of certain areas of land
8 located within an area bounded by 10th
9 Street, Packer Avenue, Darien Street, and
10 Hartranft Street; and

11 Bill No. 150767, an ordinance
12 amending Title 14 of The Philadelphia
13 Code, entitled "Zoning and Planning," by
14 revising requirements in Section 14-405,
15 entitled "SP-ENT (Special Purpose)
16 Entertainment District," under certain
17 terms and conditions.

18 COUNCILMAN GREENLEE: Thank
19 you.

20 Mr. Gregorski.

21 MR. GREGORSKI: Good morning,
22 Councilman Greenlee, members of the Rules
23 Committee. I'm Marty Gregorski, City
24 Planner with the Development Division of
25 the Philadelphia City Planning

1 11/16/15 - RULES - BILL 150643, etc.
2 Commission. I'm here to testify on Bill
3 No. 150744, which was introduced into
4 City Council on October 8th, 2015 by
5 Councilmember Johnson.

6 Bill No. 150744 amends the
7 Philadelphia Zoning Maps for the property
8 known as 900 Packer Avenue, which is in
9 the block bounded by 10th Street, Packer
10 Avenue, Darien, and Hartranft Streets.
11 The zoning of this property will be
12 changed from its existing designation of
13 CMX-3 Community Commercial Mixed-Use to a
14 new designation of SP-ENT, the
15 Entertainment (Special Purpose) District.
16 This rezoning will allow the developers
17 of the new Philly Live! Hotel and Casino
18 to pursue zoning permits. The SP-ENT
19 zoning classification is the only zoning
20 district in the code that permits
21 licensed gaming facilities. The
22 Philadelphia City Planning Commission
23 approved the master plan for the Philly
24 Live! Hotel and Casino at its special
25 meeting held on October 6th, 2015.

1 11/16/15 - RULES - BILL 150643, etc.

2 The Philadelphia City Planning
3 Commission at its meeting of October
4 20th, 2015 recommended Bill No. 150744
5 for approval as an item in accord with
6 previous policy.

7 I'd be happy to answer any
8 questions.

9 COUNCILMAN GREENLEE: Thank
10 you.

11 First, I want to note for the
12 record Councilman Johnson, the sponsor of
13 this bill, is here.

14 Councilman, you want to make a
15 statement?

16 COUNCILMAN JOHNSON: Thank you,
17 Mr. Chair.

18 Mr. Chair and colleagues, I
19 would like to thank everyone who has come
20 out today to testify on this important
21 legislation. Today, the Rules Committee
22 will consider Bill Nos. 150744 and
23 150767, which provides zoning
24 authorization for the placement of the
25 Live! Hotel and Casino in South

1 11/16/15 - RULES - BILL 150643, etc.
2 Philadelphia.

3 I understand that this proposal
4 has raised concerns among a number of
5 those who have joined us today. I also
6 understand that many here today are also
7 here in support of the proposal.

8 We are here today to hear from
9 everyone who wishes to weigh in
10 regardless of where you stand on the
11 issue. The purpose of this public
12 hearing is to give everyone a chance to
13 speak publicly on this proposal.

14 A bit of background is helpful
15 to provide some context for today's
16 hearing. The Pennsylvania Gaming Control
17 Board has awarded a casino license to
18 Stadium Casino, LLC through a competitive
19 process that included five other
20 applicants on the state level. City
21 Council had no authority or influence
22 over the state Gaming Board's decision to
23 award this casino license, but City
24 Council is charged with considering the
25 required zoning legislation, and that is

1 11/16/15 - RULES - BILL 150643, etc.
2 why we are here today.

3 City Council must ensure that
4 this project truly benefits all
5 Philadelphians. The jobs created by the
6 economic development project must pay
7 living wages, and the workers at all
8 stages of the process, including
9 construction, professional services,
10 operations, and vending and contracting,
11 must represent Philadelphia's diverse
12 demographic.

13 Accordingly, I have negotiated
14 a \$12 an hour minimum wage for all
15 workers or subcontracted employees at the
16 proposed casino. Additionally, I have
17 worked with the Office of Economic
18 Opportunity to set a very aggressive
19 diversity goal standard that calls for at
20 least 50 percent minority participation
21 at all stages of this project, including
22 executive and managerial positions.

23 I have also established a
24 Diversity Oversight Board comprised of
25 industry experts and area leaders to

1 11/16/15 - RULES - BILL 150643, etc.
2 monitor the compliance of the casino
3 diversity commitments in its Economic
4 Opportunity Plan. And additionally, this
5 company, known as Cordish Xfinity Live,
6 has also been operating in the 2nd
7 Councilmanic District over the past four
8 years.

9 Now it's time to hear from all
10 the individuals gathered here today who
11 wish to speak publicly on this issue.

12 Thank you, Mr. Chair.

13 COUNCILMAN GREENLEE: Thank
14 you, Councilman. Thank you for all the
15 work you and your staff have done on
16 this.

17 Mr. Gregorski, I'm sorry. I
18 was districted. Did you read on both
19 bills?

20 MR. GREGORSKI: No; only on
21 one.

22 COUNCILMAN GREENLEE: I thought
23 that was awful quick to do both. Okay.
24 You want to do the other one, please.

25 MR. GREGORSKI: Good morning,

1 11/16/15 - RULES - BILL 150643, etc.
2 Councilman Greenlee, members of the Rules
3 Committee. I'm Marty Gregorski, Division
4 Director with the Development Division of
5 the Philadelphia City Planning
6 Commission. I'm here to testify on Bill
7 No. 150767, which was introduced into
8 City Council on October 15th, 2015 by
9 Councilmember Johnson.

10 Bill No. 150767 amends the
11 SP-ENT Entertainment (Special Purpose)
12 District to allow for greater gross floor
13 area, occupied area, and signage when the
14 SP-ENT district is adjacent to the SP-STA
15 Sports Stadium (Special Purpose)
16 District. The Philly Live! Hotel and
17 Casino site at 900 Packer Avenue is
18 adjacent to the SP-STA district where
19 more density and signage is warranted.

20 The Philly Live! Hotel and
21 Casino will sit on a nine-acre site in an
22 approximately 2.2 million square feet
23 complex for casino, dining, and
24 entertainment use and will include an
25 18-story hotel, spa, and above-ground

1 11/16/15 - RULES - BILL 150643, etc.
2 parking structure for approximately 3,200
3 autos.

4 The master plan for the Philly
5 Live! Casino shows a floor area ratio of
6 approximately 575 percent, while only 400
7 is permitted. The plan also falls short
8 of the 30 percent open area permitted,
9 only proposing approximately 15 percent
10 of the site to be open. Lastly, the
11 signage proposed exceeds the signage
12 permitted by the SP-ENT district.

13 It should be noted that every
14 casino proposal required some adjustment
15 to the base zoning district as the
16 SP-ENT, formerly the CED district, was
17 originally drafted at a time when no
18 sites were yet chosen by the state Gaming
19 Board, and the sites that were being
20 considered ranged from small Center City
21 locations to large sprawling waterfront
22 locations. The district tried to paint
23 with a broad brush to cover most
24 situations.

25 The Philadelphia City Planning

1 11/16/15 - RULES - BILL 150643, etc.
2 Commission approved the master plan for
3 the Philly Live! Hotel and Casino at a
4 special meeting held on October 6th,
5 2015.

6 The Philadelphia Planning
7 Commission at its meeting of October
8 20th, 2015 recommended Bill No. 150767
9 for approval as an item in accord with
10 previous policy.

11 I'd be happy to answer any
12 questions at this time.

13 COUNCILMAN GREENLEE: Thank
14 you, sir.

15 Any questions for Mr. Gregorski
16 on this bill?

17 (No response.)

18 COUNCILMAN GREENLEE: Seeing
19 none, thank you.

20 Before we get to the next
21 panel, first let me just state I know
22 there's a lot of people who want to speak
23 on this. If you have already given
24 written testimony, that testimony will be
25 part of the record. You do not have to

1 11/16/15 - RULES - BILL 150643, etc.
2 just repeat that. I would ask if you
3 still want to speak, to please summarize
4 your statement.

5 Number two, I would ask
6 everybody -- and I don't want to put a
7 time limit on anybody, because I know
8 this is an important issue, but by the
9 same token, in all fairness to the people
10 who are in the back of this list, I would
11 ask that people please get your point
12 across, but try to be concise so we're
13 not holding people up that are here to
14 testify.

15 And also my original plan,
16 which I understand has just been changed,
17 was after the casino representatives
18 speak, I was going to try to alternate
19 the panels between people who had
20 opposition to this issue and people who
21 had support of this issue, but I just
22 understood from a representative of the
23 opponents that they wish to wait until
24 all of the opponents are here. Now, if
25 that's going to change, I need to know in

1 11/16/15 - RULES - BILL 150643, etc.
2 a few minutes.

3 All right. Well, let's have
4 the casino representatives first.

5 You want to read the names.

6 THE CLERK: Ron Davis, Mike
7 Tucker, Jeff Smith, and Zedd Smith.

8 (Witnesses approached witness
9 table.)

10 COUNCILMAN GREENLEE: Good
11 morning, everybody.

12 MR. HAYDEN: Good morning,
13 Chairman, members of the Committee.

14 COUNCILMAN GREENLEE: Please
15 identify yourself.

16 MR. HAYDEN: We actually have a
17 little bit of a reverse order here.

18 COUNCILMAN GREENLEE: Pardon
19 me?

20 MR. HAYDEN: We have a little
21 bit of a different order here. What I'd
22 like to do first is to introduce the
23 members of the partnership from Stadium
24 Casino, who will review the context of
25 the plan, and then move into the next

1 11/16/15 - RULES - BILL 150643, etc.
2 panel of witnesses, if that works for the
3 Committee.

4 COUNCILMAN GREENLEE: Okay.
5 All right.

6 MR. HAYDEN: Again, my name is
7 Richard Hayden. I'm with the local law
8 firm Saul Ewing. We're local counsel for
9 the partnership. I'm joined by an
10 associate from my Real Estate Department,
11 Gary Clarke.

12 With me today at this table are
13 the partners, the managing partners, of
14 the Greenwood Racing, which is the owner
15 and operator and manager of Parx Casino,
16 and that's Bob Green to my left and Tony
17 Ricci to my right. I'm also joined by
18 Blake Cordish to my right and Joe
19 Weinberg, who represent the Cordish
20 gaming interests.

21 I'd like to just get a little
22 more context to what Councilman Johnson
23 laid out in terms of how we're here and
24 why we're here and what these zoning
25 changes are about.

1 11/16/15 - RULES - BILL 150643, etc.

2 You will recall that the
3 initial two licenses in Philadelphia were
4 awarded to both SugarHouse and another
5 project on Columbus Boulevard at
6 Foxwoods. When Foxwoods couldn't
7 perform, the Gaming Control Board went
8 back and renewed an entirely new process
9 to pick another licensee for
10 Philadelphia. At the time that that
11 process opened, you had a Zoning Code in
12 place which had the designation of SP-ENT
13 which contemplated two riverfront
14 casinos, which also included an
15 initiative to include a certain amount of
16 open space, for obvious reasons. You
17 wanted riverfront access, and they were
18 bigger parcels than what we have here.

19 Since the renewed interest and
20 a new license issued, we have requested
21 three different pieces in terms of -- to
22 deal with those zoning issues, as
23 Mr. Gregorski laid out. One deals with
24 the total amount of gross floor area on
25 the parcel. The other deals with the

1 11/16/15 - RULES - BILL 150643, etc.
2 total amount of open space. You'll hear
3 later that this has one of the largest
4 green roofs planned for the City of
5 Philadelphia. And the other deals with
6 minimal amount of signage.

7 You'll see a few renderings
8 which have large format signs on the
9 corners. These renderings were done
10 before we went back to the Planning
11 Commission and actually withdrew the
12 large format signage in response to
13 concerns by community groups as well as
14 members from the Sports Stadium Special
15 Services District.

16 So with that, I'd like to
17 introduce the partnership from Parx
18 Casino.

19 MR. GREEN: Chairman, members
20 of the Rules Committee, thank you for
21 having me. I'll be very brief.

22 I came here to Philadelphia in
23 1989 to buy a racetrack, and in 1990 --
24 it was actually 25 years ago -- we
25 completed the purchase of what was then

1 11/16/15 - RULES - BILL 150643, etc.
2 Philadelphia Park. It was a business
3 that was losing money and was destined to
4 close and probably become a residential
5 development or ubiquitous shopping mall.

6 If we fast forward to today, we
7 are now the home of the Parx complex, and
8 I'm pleased to say that the 500 acres of
9 open green space on the verge of the City
10 still remain.

11 We have the largest and most
12 successful thoroughbred racetrack in the
13 Commonwealth. We have the ancillary
14 off-track wagering advance-deposit
15 telephone account wagering facilities.
16 We also have the largest and most
17 successful casino in the Commonwealth
18 with its casino gaming, restaurants,
19 entertainment, et cetera.

20 In the last ten years, we've
21 created, without any fuss or fanfare,
22 over 3,000 new jobs and contributed well
23 over a billion dollars to the
24 Commonwealth.

25 As I said, and before I close,

1 11/16/15 - RULES - BILL 150643, etc.
2 I would just say one thing. I was born
3 and bred in London, but I have lived here
4 in the City of Philadelphia for 25 years.
5 I have a home about a half a mile from
6 here up North Broad Street by Spring
7 Garden. My two youngest children go to
8 school here in the City. And over those
9 25 years, I've got to know and appreciate
10 why Philadelphia bears the designation in
11 legislative terms as the City of the
12 First Class. And what I want to assure
13 and guarantee to every member of this
14 Committee and to every member of the
15 Council, that the stadium project will be
16 an absolutely first-class product and
17 facility and something that the people of
18 Philadelphia will be extraordinarily
19 proud of.

20 Thank you for your time, as I
21 hand over to Mr. Tony Ricci, a true
22 Philadelphian, who will speak a bit more
23 about our background.

24 Thank you very much.

25 MR. RICCI: Thank you, Bob.

1 11/16/15 - RULES - BILL 150643, etc.

2 Good morning. My name is Tony
3 Ricci. I'm the Chief Executive Officer
4 of Parx Casino and Racing. I am a
5 lifelong Philadelphian. Bob has been
6 here 25 years. He's yet to pick up the
7 Philadelphia accent, but wherever I go,
8 people know where I'm from.

9 COUNCILMAN GREENLEE: Keep
10 working on it.

11 MR. RICCI: As Bob said, he
12 came from the UK 25 years ago, acquired
13 Philadelphia Park Racetrack and at the
14 time just one Turf Club in Center City
15 Philadelphia back in 1990. It was a
16 money-losing racetrack venture and he had
17 gold plans to turn it around. We've
18 clearly achieved that, and today we're
19 the top-grossing casino in Pennsylvania.
20 We're also the single largest racetrack
21 in Pennsylvania by a long way. We also
22 opened five more OTBs, three of which are
23 in the Philadelphia area. P.

24 So we've done business in
25 Philadelphia. We're very closely

1 11/16/15 - RULES - BILL 150643, etc.
2 connected to this market, know it very,
3 very well, and one of them in fact is
4 directly across the street from the
5 Holiday Inn site that we're proposing for
6 a casino.

7 We know this market inside out,
8 obviously operating a casino just on the
9 borders of the City limit. Because of
10 that, we knew this was the only location
11 that would be successful for a casino.

12 I know there's been some noise
13 about cannibalization in the marketplace
14 and saturation in the marketplace, and
15 that's not true, not for this location,
16 not for this team. We know that we're
17 going to be able to impact the Atlantic
18 City casinos and grow the market
19 incrementally due to the visitation that
20 occurs on a regular basis at the stadium
21 complex. No other site in the City would
22 have that type of opportunity available
23 to it and would most likely cannibalize
24 the existing casinos in the area. This
25 is the one that has the potential to be

1 11/16/15 - RULES - BILL 150643, etc.
2 tremendously successful.

3 I'm very proud to be partners
4 with the Cordish Company in this venture.
5 It's a powerhouse combination. We have
6 the top two casinos in the Mid-Atlantic
7 region coming together to bring a
8 first-class product to Philadelphia.

9 We at Parx have a very strong
10 record of diversity and inclusion, which
11 is led by Mr. Ron Davis, who will speak
12 later. He's our Director of Diversity
13 and Community Development. We have
14 excellent relations with local labor
15 unions. In fact, at Parx we have 16
16 different bargaining units with 12
17 different local labor unions.

18 So, lastly, this is certainly
19 my assertion, but I think it's important
20 to note that the Gaming Board also
21 observed this phenomenon when they issued
22 their award to our partnership just about
23 a year ago in fact. And I'll read their
24 quote. They noted in their conclusion of
25 the license award that the history and

1 11/16/15 - RULES - BILL 150643, etc.
2 successful management of Parx Casino will
3 be imported to the Stadium Casino project
4 and will provide a tremendous boost to
5 this project for the betterment of the
6 Commonwealth.

7 I think that's very powerful.
8 It demonstrates that we have the strength
9 of the Cordish team and we have our local
10 connections to this community. We're
11 very much connected to this community,
12 very much a part of it. And as Bob said,
13 it will be a first-class project because
14 of that.

15 Thank you.

16 COUNCILMAN GREENLEE: Thank
17 you.

18 Sir, please identify yourself
19 and proceed.

20 MR. CORDISH: My name is Blake
21 Cordish. I'm a Vice President at the
22 Cordish Companies. On behalf of my
23 family and thousands of our employees
24 across the country, thank you for the
25 opportunity to speak today. I'm joined

1 11/16/15 - RULES - BILL 150643, etc.
2 by Joe Weinberg, who is also a Vice
3 President with us, and Zedd Smith, who is
4 our Chief Operating Officer, who you'll
5 hear both from.

6 My family has been at it for
7 about a hundred years. I'm the fourth
8 generation of my family in the business.
9 I had the great privilege of working with
10 my grandfather for about ten years. He
11 worked until he was 93. I now have the
12 privilege of working for my father, who
13 is our Chairman, who is a very young 75.
14 He takes all nine grand-kids every Sunday
15 night and they sleep over his house and
16 he distributes them to school. So he's
17 pretty energetic.

18 What we've done for most of our
19 history as a company is work in
20 investing, in revitalizing downtown urban
21 areas, many of which have been blighted.
22 I'm incredibly proud to say that we're
23 the only company in the United States to
24 have been awarded seven separate Urban
25 Land Institute's Awards for Excellence

1 11/16/15 - RULES - BILL 150643, etc.
2 for our work in making a positive impact
3 on downtown urban areas. No other
4 company in the United States can say
5 that. That's one of the things I'm most
6 proud of.

7 My father has lived -- a
8 culture of our company is one of business
9 entrepreneurialism coupled with civic
10 responsibility. My father has lived that
11 life. He was the first Director of Urban
12 Development Action Grants under the
13 Carter Administration where he worked
14 with mayors, worked with city councils
15 such as yourself in helping to turn
16 around downtown areas. He also served as
17 the Chairman of the Baltimore City Public
18 Housing Authority with great success.

19 Our projects have been across
20 the United States. We're in cities such
21 as Kansas City; Houston, Texas;
22 Charleston, South Carolina; Louisville,
23 Kentucky; St. Louis, Missouri, et cetera.
24 We're very proud to hail down the street
25 from Baltimore where we've been a part of

1 11/16/15 - RULES - BILL 150643, etc.
2 the revitalization of the Inner Harbor
3 for almost 40 years. And we're certainly
4 very proud to be in your community in 50
5 percent partnership with Comcast
6 Spectacor, with about 600 employees at
7 Xfinity Live! So while we're down the
8 street in Baltimore, we certainly feel a
9 part of your community here.

10 Gaming is actually a relatively
11 small component of our business, but it's
12 been one in which we're very proud of our
13 successes. We have developed three of
14 the most successful gaming-based
15 hospitality resorts in the United States.
16 Our venue in Maryland called Maryland
17 Live! is the second highest grossing
18 casino in the United States, commercial
19 casino in the United States. I'm
20 probably even more proud of the fact that
21 we were voted the most inclusive casino
22 in the State of Maryland. We also just
23 released that as a company we're the
24 third-most philanthropic company of all
25 companies in the State of Maryland. I'm

1 11/16/15 - RULES - BILL 150643, etc.
2 incredibly proud of our 3,000 team
3 members there that work so hard.

4 I wish today that I could bring
5 in the thousands of -- tens of thousands
6 of people who work with us in the
7 community groups as well as the
8 councilmembers. Obviously that's not
9 feasible. We have done a brief video
10 that I'd like to show that allows some of
11 them to speak to you.

12 So thank you very much for your
13 time this morning.

14 COUNCILMAN GREENLEE: Okay.
15 Thank you.

16 Who else wants to make a
17 statement?

18 MR. WEINBERG: I will after the
19 video.

20 MR. RICCI: And then I will.

21 COUNCILMAN GREENLEE: You had
22 one shot now, come on.

23 MR. RICCI: We didn't get that
24 memo.

25 COUNCILMAN GREENLEE: One shot

1 11/16/15 - RULES - BILL 150643, etc.
2 to a customer.

3 I think Mr. Smith still wants
4 to -- Mr. Smith, you want to talk too?

5 MR. SMITH: Yes.

6 COUNCILMAN GREENLEE: After the
7 video, okay. Because I'm trying to, as
8 much as possible, keep it moving. Okay?

9 (Video shown.)

10 COUNCILMAN GREENLEE: Thank
11 you.

12 Please.

13 MR. WEINBERG: Mr. Chairman,
14 members of the Council, good morning. My
15 name is Joe Weinberg and I'm CEO of the
16 Gaming Division for the Cordish
17 Companies. I have the pleasure of
18 talking to you a little bit about the
19 project.

20 As you all know, the project is
21 located in the Stadium District off of
22 Packer Avenue bounded by Darien and 10th
23 Streets. This is going to be the only
24 destination in the country that has all
25 major league sports teams and a

1 11/16/15 - RULES - BILL 150643, etc.
2 world-class casino entertainment complex
3 all in one place. And as Tony had
4 mentioned before, this will be truly a
5 tremendous destination for the region,
6 for the City of Philadelphia, and will
7 generate tremendous incremental revenues
8 and jobs to the City and to the
9 Commonwealth.

10 There are two renderings behind
11 you of the project, and as you can see,
12 it's a very upscale design for the
13 project. It is finished on all four
14 sides. Originally the plans were to
15 maintain the existing hotel on the site,
16 but after looking at it and the
17 commitment from the partners that this
18 truly needs to be a world-class
19 destination, we are going to tear down
20 the existing hotel and build a brand new
21 tower.

22 As you can see from the
23 rendering, it is a beautiful glass tower
24 with a bronze glass finish. There are
25 metal panels with integrated lighting

1 11/16/15 - RULES - BILL 150643, etc.
2 within the panels that wrap the project
3 on all four sides.

4 The parking is all above the
5 first level of casino floor, which
6 provides extremely convenient parking and
7 access for our customers and will really
8 facilitate a nice flow of traffic in and
9 out of the Stadium District. The garage
10 has speed ramp design to allow people to
11 get quickly in and out of the project.

12 The gaming floor will contain a
13 little over 2,000 slot machines and 125
14 table games. There will also be
15 tremendous amenities that go along with
16 the gaming. There will be a variety of
17 restaurants with both local and national
18 operators. So it will bring in the best
19 of Philadelphia as well as the best of
20 national operators as well as an
21 entertainment venue and meeting space for
22 the hotel.

23 This project will have
24 tremendous economic impact on the
25 community, and Tony is going to kind of

1 11/16/15 - RULES - BILL 150643, etc.
2 take you through the highlights of those
3 impacts.

4 COUNCILMAN GREENLEE: Okay.

5 MR. RICCI: Thank you. I did
6 get the memo to be brief, so that is a
7 quick recap.

8 This project will carry more
9 than \$450 million of an initial overall
10 investment and within the first five
11 years of operation will generate more
12 than \$2 billion of economic stimulus for
13 the City.

14 It will create 3,000
15 construction jobs and then another 2,000
16 permanent jobs once construction is
17 completed.

18 In the first five years alone,
19 it will generate \$100 million of tax
20 revenue for the City, and of that, 25
21 million will go directly to the School
22 District.

23 We have community support.
24 We've entered into a 20-year agreement
25 with the five civic associations that

1 11/16/15 - RULES - BILL 150643, etc.
2 surround the area in which this product
3 contained, and it will generate more than
4 \$15 million in charitable grants for
5 community development.

6 We've also, as the Councilman
7 spoke earlier, Councilman Johnson,
8 entered into a groundbreaking Equal
9 Opportunity Plan. It has goals of 58 to
10 60 percent for MBE and WBE during
11 construction, a 50 percent minority
12 workforce goal both during and post
13 construction, and it also provides for a
14 \$12 an hour minimum wage, and a Diversity
15 Advisory Board will also be implemented
16 to ensure that we have full engagement
17 with the community. We also will
18 establish training programs with the
19 Community College of Philadelphia to
20 ensure everyone gets the necessary
21 training they need to be eligible to
22 realize these opportunities.

23 So in our view, to quickly
24 recap, you've got all the boxes checked
25 here. You've got economic development,

1 11/16/15 - RULES - BILL 150643, etc.
2 you've got community support, we've got
3 an Equal Opportunity Plan to ensure
4 there's going to be inclusiveness. And
5 equally important, you've got a team here
6 that has demonstrated that they can
7 deliver, particularly with a local
8 partner like us. This is something you
9 don't have to just take on faith. You
10 can see that it exists day in, day out.

11 Thank you.

12 COUNCILMAN GREENLEE: Thank
13 you, sir.

14 Mr. Smith, and then we'll have
15 questions. By the way, as they're
16 approaching, I'm going to re-amend my
17 amended statement earlier. We will go
18 back to my original plan, which is to
19 have alternating panels after this, both
20 opposed and then support, oppose,
21 support.

22 Councilman Johnson, you had a
23 question?

24 COUNCILMAN JOHNSON: Yeah. I
25 just had one question, and I learned this

1 11/16/15 - RULES - BILL 150643, etc.
2 statement from Councilwoman Blondell
3 Reynolds Brown, so I'm going to put the
4 pressure on Dick Hayden and Zedd Smith as
5 well.

6 Blondell always says when it
7 comes to EOP plans, past practices and
8 behaviors are a prediction of the future.
9 And so some people don't know that the
10 work that we've done on the EOP plan for
11 Xfinity Live, which exceeded the City of
12 Philadelphia goals, kind of set the stage
13 for what we have proposed moving forward.

14 I just wanted to say that for
15 the record.

16 COUNCILMAN GREENLEE: Thank
17 you, Councilman.

18 MR. DAVIS: Chairman Greenlee,
19 members of the Rules Committee, my name
20 is Ron Davis and I sit here as a very
21 proud man who is part of a team that has
22 accomplished much.

23 Diversity: Different
24 individuals valuing each other regardless
25 of skin, intellect, talent or years.

1 11/16/15 - RULES - BILL 150643, etc.

2 That is a phrase and a word that means
3 much to me. More than the awards that
4 we've gotten -- we've gotten awards from
5 the State Department. We've gotten
6 awards from the NAACP, which we are a
7 corporate member of. We are a corporate
8 member of the NAACP and several other
9 groups. But what says it best are the
10 people behind me. I'd like them to
11 stand, all of the Cordish and Parx people
12 stand. This says it all for me. That's
13 my reward.

14 (Audience members standing.)

15 MR. DAVIS: Thank you very much
16 for standing. Thank you. Thank you.

17 That says it all.

18 We also -- I want to just talk
19 for a minute about how this is done.

20 The Gaming Board reaches out to
21 each of the 12 casinos that are open.
22 This will be 13. And through that
23 process, that reach-out, the highest
24 level of responsibility for any gaming
25 operator is diversity. I am -- actually,

1 11/16/15 - RULES - BILL 150643, etc.
2 my job is in the diversity plan, and it
3 mirrors the diversity plan we submitted
4 to the state. We have a chief diversity
5 officer. But I sign every document to
6 make sure that everything is done. It's
7 my job to drill down to every document.

8 I also have the outstanding
9 opportunity to be the first person hired
10 by Parx on the casino side. So I've been
11 working for ten years working with the
12 state, working with our local leaders
13 bringing diversity and community
14 development to the whole area, including
15 Philadelphia.

16 The diversity plan by the
17 Gaming Board has features which apply to
18 every gaming licensee. It identifies the
19 process that we use to recruit vendors
20 and suppliers, report to the Board on
21 those efforts, file quarterly reports to
22 the Director of Diversity Board, sign
23 reports to verify their accuracy, post
24 the annual reports online.

25 We have had a consistent record

1 11/16/15 - RULES - BILL 150643, etc.
2 of achievement, and that achievement are
3 the people there. We are just so proud
4 of that.

5 The efforts that we have lean
6 over to marketing. You probably know the
7 race that we sponsor every year. We're
8 here. We're not going anywhere. We're a
9 solid partner of our community, and
10 blending Cordish with that community just
11 makes it greater.

12 The three levels of impact in
13 diversity are diversity, inclusion, but
14 the third level is engagement. We all
15 must be engaged. And Parx is engaged.
16 We have several leaders that we're going
17 to call on from our community who can
18 talk about that engagement, what they're
19 doing, and the impact of an enhanced
20 partnership that will help in many ways.
21 But time is ticking, because the process
22 of issuing licenses is different. We
23 must educate our young people, 17, 18
24 years old now. There are drug tests in
25 this whole outreach. There are credit

1 11/16/15 - RULES - BILL 150643, etc.
2 and other things to consider, because it
3 is a license awarded by the state, and it
4 can be taken away or given to anyone who
5 qualifies.

6 So I want to make sure that as
7 we move forward, that you have that in
8 mind as we deal with some of the
9 realities of the things that are done in
10 the future.

11 We have an overall percentage
12 of minorities at 30 percent -- at 31
13 female at the Parx. Our diversity also
14 includes management at 43 percent, and
15 our supervisors and minorities are 31
16 percent are female. That kind of gives
17 you the scale, because we're in Bucks
18 County, and we actually are
19 overrepresented. So this partnership
20 will bring even more power to the current
21 workforce.

22 I want to turn it over to
23 Mr. Zedd Smith, COO of Cordish.

24 MR. SMITH: Thank you very
25 much, Ron.

1 11/16/15 - RULES - BILL 150643, etc.

2 Mr. Chairman, members of the
3 Rules Committee, thank you very much for
4 having us here. And I just wanted to
5 share with you a little bit about myself
6 and my history with the Cordish
7 Companies. I actually started my career
8 here in Philadelphia. I worked at the
9 Gallery at Market East, came in as an
10 accountant and worked my way through the
11 process with the Rouse Company, and 25
12 years later, I find myself back in
13 Philadelphia. So it's good to be back.

14 As part of that, I also worked
15 prior to being with the Cordish Company,
16 I also ran my own company. I was a
17 minority contractor. So I know what it
18 means to go through the process and work
19 hard for contracts and to be very much
20 engaged in the community and how and
21 bring forth really positive opportunities
22 for minorities here.

23 We started this process back in
24 February of this year. I met with
25 Councilman Johnson's office and members

1 11/16/15 - RULES - BILL 150643, etc.
2 of his staff and really tried to lay out
3 the key things that were important to
4 him, to his office, to the communities,
5 and what we came up with is what we
6 believe to be a model scenario for the
7 City for developments moving forward, and
8 we came up with four major initiatives.
9 Mr. Ricci touched on a bit earlier, but I
10 want to kind of delve into it a little
11 deeper here.

12 First and foremost, the Equal
13 Opportunity Plan that we have put before
14 you, it does push the envelope a great
15 deal. You'll look at those percentages
16 on Page 6 of your handout here. You'll
17 see that we are very, very aggressive.
18 But if you go to your next slide, what it
19 shows, our participation levels at every
20 major city that we've done business in.

21 The Councilman alluded to the
22 fact that at Xfinity Live! where our goal
23 was 32 percent, we were able to come in
24 at 45 percent, and that took a lot of
25 work, and we engaged the community, we

1 11/16/15 - RULES - BILL 150643, etc.
2 had a great consultant, and at the end of
3 the day, the OEO office acknowledged
4 Cordish as a model for the City in terms
5 of how you achieve goals that go far and
6 beyond the baseline goals that were set.

7 Secondly, the Councilman made
8 it very clear to us that wages were
9 important and having a livable wage, a
10 sustainable wage was very important. So
11 we agreed to a \$12 minimum wage for all
12 of the employees that start at Stadium
13 Casino. Just to give you some context,
14 that's just the baseline. As individuals
15 move up throughout the company, certainly
16 in the area of table games, of the 2,000
17 employees that we will have at Stadium
18 Casino, approximately 750 of those
19 individuals will be table game employees,
20 and the average salary for a table game
21 employee is \$70,000 a year including
22 tips. So those are very impressive
23 numbers, very high-paying jobs.

24 And part of our plan in terms
25 of employment would be to begin a

1 11/16/15 - RULES - BILL 150643, etc.
2 training program. We did it very
3 successfully at Maryland Live! We had
4 planned on doing it here and being very
5 specific and very targeted to the
6 minority community to ensure that the
7 minority community is ready and willing
8 and able to apply for those jobs.

9 It does take a bit of training,
10 but, again, for an individual just coming
11 out of -- that's 21 years or older,
12 doesn't need a high school degree or --
13 I'm sorry; a high school diploma but not
14 a degree, those jobs are available and
15 very much high-paying jobs.

16 Second -- third, we really
17 focused on the communities themselves.
18 As you know, we're situated in the Sports
19 Stadium District. There were five
20 community groups that we had several
21 meetings with. We talked about the
22 issues such as traffic, public safety,
23 integrating the lighting systems,
24 parking. All those things came up, and
25 we were able to come away with an

1 11/16/15 - RULES - BILL 150643, etc.
2 unprecedented five communities executing
3 our Community Benefits Agreement. So,
4 again, we really tried to focus on the
5 high-level concerns that these
6 communities had.

7 Last, in terms of how do we
8 achieve all this stuff, when you look at
9 the EOP that we've put together, when we
10 look at the commitments that we've made
11 in terms of workforce hiring, what we've
12 done in Louisville and Kansas City and
13 other cities throughout the country,
14 we've put together Advisory Boards, and I
15 brought this idea to the Councilman very
16 early on. He liked the idea. And in
17 your package you'll see a list of
18 approximately 14 different organizations
19 that will be serving on an Advisory Board
20 that will help direct us to ensure that
21 we achieve the goals that we've put
22 before you.

23 Thank you.

24 COUNCILMAN GREENLEE: Thank
25 you.

1 11/16/15 - RULES - BILL 150643, etc.

2 Anyone else? Mr. Hayden, you
3 have anything else?

4 MR. HAYDEN: Mr. Chairman, we
5 have two members who signed a CBA, very
6 brief testimony.

7 COUNCILMAN GREENLEE: All
8 right. Bring them on. Please briefly.

9 MR. HAYDEN: Mr. Chairman,
10 members of the Committee, we have Mark
11 Kapczynski from Whitman Council, Richard
12 Cedrone from South Philadelphia Civic
13 Community Association, and on behalf of a
14 local business group, Vincent DeFino from
15 the South Philadelphia Business
16 Association.

17 (Witnesses approached witness
18 table.)

19 COUNCILMAN GREENLEE: They're
20 jumping up. We actually had them on the
21 schedule a little later. Councilman
22 Johnson gave us that list. You're here.
23 Please be brief. Okay? Make your
24 statement briefly, please.

25 MR. KAPCZYNSKI: Good

1 11/16/15 - RULES - BILL 150643, etc.
2 afternoon. My name is Mark Kapczynski.
3 I'm President of Whitman Council, and
4 thank you for allowing us to represent
5 Whitman Council and its residents here
6 today to show our support for the Live!
7 Hotel and Casino project.

8 After many hours of
9 discussions, meetings, and debate,
10 Whitman Council agreed to support the
11 establishment of the Live! Hotel and
12 Casino and the Stadium Casino Community
13 Benefits Agreement. This decision was
14 very difficult for Whitman Council and
15 its Board due to the many critical issues
16 surrounding a casino adjacent to our
17 vibrant residential community and the
18 potential negative impact it could have
19 on our community and their daily lives.

20 That being said, we are
21 confident the local ownership and
22 management team will have the best
23 interest of the Whitman community in mind
24 as the project moves forward.

25 The creation of the Stadium

1 11/16/15 - RULES - BILL 150643, etc.
2 Casino Community Benefits Agreement was a
3 significant factor in our decision-making
4 process. We firmly believe the Community
5 Benefits Agreement created solely for the
6 benefit of the Whitman and surrounding
7 communities will provide funding for
8 special projects and services that we
9 have lacked for many years.

10 We continue to be confident
11 that Live! Hotel and Casino and the newly
12 created coalition of community groups
13 will deliver, as promised, a quality
14 project that provides employment,
15 security, and other long-lasting benefits
16 to the neighborhood we know and love.

17 Lastly, Whitman Council and its
18 Board relied heavily on the testimony of
19 the local management team, beginning with
20 Zedd Smith, Ron Davis, and Richard Hayden
21 and many others. Knowing the reputation
22 of these gentlemen and their support of
23 the South Philadelphia community weighed
24 heavily on our decision.

25 We look forward to working with

1 11/16/15 - RULES - BILL 150643, etc.
2 the Stadium Casino community groups and
3 the Live! Hotel and Casino management
4 team, with the hope of many jobs being
5 created and communities reaping the
6 benefit from the exciting new project and
7 the significant funding of the Community
8 Charitable Fund.

9 Thank you.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 Please, sir.

13 MR. CEDRONE: My name is Rich
14 Cedrone. I'm the President of the South
15 Philadelphia Community Civic Association.

16 I'm not going to repeat
17 everything Mark said, but we are in the
18 same boat. We are very confident. We
19 have what I call a lifetime partnership
20 for the communities with the casino, and
21 I think this is going to open up a lot of
22 doors for a lot of people in the City of
23 Philadelphia, and we are confident that
24 the casino did hear the neighborhood's
25 worries and they have answered all of our

1 11/16/15 - RULES - BILL 150643, etc.
2 questions and we have signed an
3 agreement. We can't wait to get started
4 with this relationship.

5 Thank you.

6 COUNCILMAN GREENLEE: Thank
7 you, sir.

8 Mr. DeFino.

9 MR. DeFINO: Good morning. My
10 name is Vincent Anthony DeFino. I'm here
11 on behalf of the South Philadelphia
12 Business Association and our President,
13 Jacqueline Fitzpatrick.

14 The South Philadelphia Business
15 Association is the oldest continuous
16 association of collaborating businesses
17 in South Philadelphia. We were chartered
18 in 1897. Our boundaries go from South
19 Street south, including the Navy Yard,
20 and river to river. We are a 501(c)(6)
21 non-profit with an active membership of
22 over 150 businesses. I'm proud to have
23 served as a Board member for 20 years,
24 the past President for four.

25 The mission of our organization

1 11/16/15 - RULES - BILL 150643, etc.
2 has always been and continues to be
3 promoting business growth, opportunity,
4 and development for member businesses and
5 all businesses within our boundaries
6 while providing the ancillary benefit of
7 scholarships to deserving youth in South
8 Philadelphia. Each year we give out over
9 \$12,000 in scholarships to youth
10 attending colleges in our boundaries.

11 With the longstanding
12 foundation, it is our goal to establish a
13 relationship with Live! Casino which will
14 foster growth opportunity and development
15 of member businesses and specifically
16 promote the businesses in our
17 organization as vendors and business
18 associates with Live! Casino. Such
19 opportunities will allow the businesses
20 in our organization to benefit and would
21 further allow the casino to develop a
22 welcoming, friendly, and hometown feeling
23 in the community and in the casino. This
24 could be done by Live! publicizing the
25 great neighborhoods we have in the South

1 11/16/15 - RULES - BILL 150643, etc.
2 Philadelphia area and the Philadelphia
3 area as a whole. We have the Italian
4 Market. We have South Street. We have
5 Passyunk Avenue, as well as numerous
6 local business establishments. It can
7 also be done by using our local products
8 and services and making them available on
9 site, adding a so-called Philly flair.

10 How do we achieve these goals
11 without going wayward? There are
12 currently 3,200 businesses within the
13 South Philadelphia boundaries, of which
14 approximately 29.4 percent are women,
15 disadvantaged, and minority owned. This
16 was according to the U.S. Census 2013.

17 Live! is obligated by the
18 Casino Commission to do 50 percent of its
19 business through local vendors. It is
20 crucial that we reach out to all the
21 businesses located within our business
22 district, especially minority and
23 disadvantaged businesses. It should be a
24 process of total inclusion.

25 It's important that we inform

1 11/16/15 - RULES - BILL 150643, etc.
2 our businesses that these opportunities
3 are available -- it's probably the most
4 important thing -- by direct mail,
5 advertisement in the local papers, let
6 all our businesses know, especially those
7 3,200 businesses within the local area,
8 that they have the opportunity to do
9 business.

10 Second --

11 COUNCILMAN GREENLEE: If I
12 could ask you to try to summarize it.

13 MR. DeFINO: Okay. I'm going
14 to summarize this.

15 COUNCILMAN GREENLEE: Thank
16 you.

17 MR. DeFINO: Second, it's
18 important that they educate -- we educate
19 the businesses on the vetting process,
20 because there's a vetting process, and we
21 all know that.

22 And third and most importantly,
23 we as businesses have to be capable of
24 doing business with the casino as small
25 businesses, because there's going to be

1 11/16/15 - RULES - BILL 150643, etc.
2 50 percent opportunity, but our 50
3 percent of our businesses are capable of
4 doing business. And we need to achieve
5 this real partnership with Live! Casino
6 where we conduct seminars on technology,
7 business management, accounting,
8 software, and that sort of thing, and I
9 think that if we work together with them
10 as a partnership, we could make this all
11 happen.

12 Live! has been cooperative.
13 They've been out to the South
14 Philadelphia Business Association. They
15 did host a meeting on the vetting process
16 and procurement process, and South
17 Philadelphia Business Association looks
18 forward to doing business with Live!
19 Casino.

20 COUNCILMAN GREENLEE: Thank
21 you. Thank you very much.

22 Thank you to all.

23 I want to bring Cordish back
24 up. Anybody have any questions for the
25 community?

1 11/16/15 - RULES - BILL 150643, etc.

2 (No response.)

3 COUNCILMAN GREENLEE:

4 Mr. Smith, if you could come back up, or
5 whoever. I know some of the Committee
6 has some questions.

7 And, sir, let me just put this
8 directly. I don't think there's any
9 secret there's going to be testimony.
10 Just so we don't have a lot of back and
11 forth here, I just wanted you to just
12 address -- you know there are
13 allegations -- and I think we'll hear
14 from some people -- of discriminatory
15 action in some of your other facilities.
16 Could you address that at all, make any
17 statement on that, because I know that is
18 going to be a recurrent theme here.
19 Whoever would like to.

20 MR. WEINBERG: Thank you,
21 Mr. Chairman. Joe Weinberg.

22 In our 105-year history as a
23 company, we have never once had any
24 finding of any discrimination against our
25 company. In America today, of course,

1 11/16/15 - RULES - BILL 150643, etc.
2 any company that has thousands of
3 employees and entertains tens of millions
4 of visitors a year is subject to someone
5 making a complaint. But someone making
6 an allegation does not make it true, and
7 people getting up and distorting and
8 providing misleading information on a de
9 minimis number of complaints does not
10 make it true.

11 Some of the -- I think some of
12 the allegations against us fall into
13 three categories, and you will probably
14 hear of some of these today. One are
15 alleged employees claiming acts of
16 discrimination against our company who
17 are not employees and have never been
18 employees of our company.

19 There's a second category of
20 complaints that are against our company,
21 but are against third-party tenants. So
22 the complaint happened in a third-party
23 company, completely unrelated to Cordish.
24 As we discussed before, we have real
25 estate properties all over the country.

1 11/16/15 - RULES - BILL 150643, etc.
2 We have thousands of tenants around the
3 country. If someone has an experience
4 within a third-party tenant, it's no
5 different than someone who has a slip and
6 fall and tries to sue everyone they can
7 think about. And there is a complaint in
8 Louisville where an individual had a bad
9 experience at a third-party tenant, sued
10 the tenant, named us, named the
11 Louisville Police Department, and it was
12 sue everybody in sight. These
13 allegations have been trumped up as if
14 they were something related to Cordish
15 when in fact they aren't, and the case
16 will be readily dismissed when it's
17 right.

18 And the third category are
19 allegations that have already been fully
20 dismissed.

21 So one of the major cases
22 against our company that has been trumped
23 up by opponents of the project is a case
24 that took place in Kansas City, and this
25 term started to be thrown around of

1 11/16/15 - RULES - BILL 150643, etc.
2 "rabbits." That case has been fully
3 dismissed by the federal court in Kansas
4 City, and in fact, we've had -- court
5 costs were granted to us because the
6 allegations were so lacking in any
7 foundation.

8 We've had a total of five
9 complaints against us since 2010, and I
10 think two have already been dismissed and
11 three fall into these areas where they're
12 either people who claim they were
13 employees and weren't or they involved
14 third-party tenants that we had nothing
15 to do with.

16 COUNCILMAN GREENLEE: Okay.

17 MR. SMITH: I'd like to
18 comment, sir. As I had mentioned
19 earlier, I've been with this company for
20 14 years. Diversity, inclusion, all that
21 falls under my watch. And to think that
22 I would as an African American who is
23 responsible for the operations of our
24 properties throughout the country would
25 allow discriminatory practices to reach

1 11/16/15 - RULES - BILL 150643, etc.
2 the rank and file or to any degree is
3 absurd, and I've taken this matter very,
4 very seriously. I know who we are as a
5 company. I know who I am as a human
6 being and as an African American and as a
7 minority, and I can assure you that these
8 allegations are so far removed from who
9 we are and what we stand for as a company
10 that it just goes beyond comprehension.

11 COUNCILMAN GREENLEE: I
12 appreciate those comments.

13 Councilman Johnson and then
14 Councilman Goode.

15 COUNCILMAN JOHNSON: Yes. Can
16 you also speak on -- and I think some of
17 the contention revolves around the dress
18 code policy. Can you speak on the dress
19 code policy and also speak on the
20 operation of Live/Cordish here from 2011
21 to currently now regarding complaints
22 regarding incidents of racial
23 discrimination, as well as your operation
24 around the dress codes and what you're
25 going to be doing moving forward here in

1 11/16/15 - RULES - BILL 150643, etc.
2 the City of Philadelphia.

3 MR. SMITH: Sure. I'll
4 certainly comment on that. In terms of
5 Philadelphia, we've operated here for
6 approximately four years, have not had a
7 single complaint with regard to racial
8 allegations or discrimination, not a
9 single complaint. And I would estimate
10 that we've probably had eight million
11 visitors to Xfinity Live! in that time
12 period.

13 Around the country, again,
14 we've implemented dress codes as part of
15 our operations, more for public safety,
16 and that's why we've done that. But I
17 will say that at the Stadium Casino,
18 there will not be a dress code at Stadium
19 Casino.

20 MR. WEINBERG: I'd also like to
21 just address a couple other things. It's
22 important to understand that in the
23 casino industry, we are all licensed in
24 multiple jurisdictions and we go through
25 very extensive background checks by state

1 11/16/15 - RULES - BILL 150643, etc.
2 regulators, by law enforcement. So there
3 is nobody who is more investigated as to
4 their backgrounds than us in the casino
5 industry.

6 The state Gaming Board looked
7 at these same allegations, because
8 they're the same ones that have been
9 around, and deemed that they were dubious
10 and not worthy of any further review.

11 So it's important to understand
12 that we go through that type of very
13 extensive, rigorous background checks.
14 And I'll just give you one example of the
15 one pending case in Kansas City.

16 We have a gentleman who was an
17 employee and was fired by us after he
18 assaulted a customer who was in police
19 custody, handcuffed, with the police
20 present. We've provided this to the
21 Councilman, but here's the police report
22 that verifies that this employee
23 assaulted a customer. In that case,
24 we've already been awarded money damages,
25 because the individual also turned out

1 11/16/15 - RULES - BILL 150643, etc.
2 had stolen money from the club that he
3 was the general manager of, and it's
4 indisputable what happened. So anyone in
5 our shoes obviously cannot allow an
6 employee to remain in our employ who
7 assaults a customer who is in handcuffs
8 with the police. That's the type of
9 absurdity of these allegations that have
10 been made and trumped up against our
11 company.

12 COUNCILMAN GREENLEE: Thank
13 you.

14 Councilman Goode.

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

17 Let's talk about some things
18 that are not debatable. You have an
19 executed Economic Opportunity Plan.
20 Section 5 of that plan deals with
21 diversity practices. Number two within
22 Section 5 says, Provide the race, gender,
23 and residential local status of your, A,
24 directors; B, management; C, general
25 workforce. The responses were,

1 11/16/15 - RULES - BILL 150643, etc.
2 Information not available, information
3 not available, information not available.
4 Please explain.

5 MR. SMITH: Councilman, we did
6 provide that information to certain
7 Councilpeople that requested that
8 information directly.

9 COUNCILMAN GOODE: It's
10 required as part of the Economic
11 Opportunity Plan. It's the law.

12 MR. SMITH: I understand.

13 COUNCILMAN GOODE: So you will
14 provide that information in Section 2?

15 MR. SMITH: Absolutely.

16 COUNCILMAN GOODE: And that
17 will be part of what goes into the
18 amendment of the bill?

19 MR. SMITH: Yes. And, by the
20 way, sir, we did make a commitment to
21 recruitment at the management level.

22 COUNCILMAN GOODE: That's not
23 what it calls for. What it calls for, it
24 says, Provide the race, gender, and
25 residential local status of, A, your

1 11/16/15 - RULES - BILL 150643, etc.
2 directors; B, the management; C, the
3 workforce. And it says, Information not
4 available, information not available,
5 information not available.

6 MR. WEINBERG: Just as a point
7 of clarification, this is information
8 that will have to be updated in the
9 future because this deals with -- right
10 now there are no employees of the --

11 COUNCILMAN GOODE: That's kind
12 of funny. That's how people usually try
13 to get around it, but this is a
14 partnership between --

15 (Applause.)

16 COUNCILMAN GOODE: This is a
17 partnership between Cordish and Parx. So
18 you can provide that information for
19 Cordish and Parx; can you not?

20 MR. WEINBERG: Absolutely.

21 COUNCILMAN GOODE: Then you
22 will provide that, right?

23 MR. WEINBERG: Absolutely.

24 MR. SMITH: Yes, we will.

25 COUNCILMAN GOODE: Because

1 11/16/15 - RULES - BILL 150643, etc.
2 every project is going to come in here
3 with a new LLC and try to get around it.
4 So we don't play that. Okay?

5 COUNCILMAN GREENLEE: How soon
6 can you get that forward? That shouldn't
7 be too hard to put together, right?

8 MR. WEINBERG: We've provided
9 the information and we'll provide it
10 formally as part of the EOP.

11 COUNCILMAN GOODE: On Page 8,
12 No. 4 of Section 5, it says, What
13 percentage of your company's total spend
14 with vendors and suppliers is
15 attributable to M/W/DSBEs. Please
16 include a list of the largest M/W/DBEs
17 used by your organization in the last
18 twelve years. A, identify the types of
19 business services purchased. B, amount
20 of the contract. C, indicate if any of
21 these M/W/DSBEs are listed in the City of
22 Philadelphia's Office of Economic
23 Opportunity registry. D, are these
24 companies certified as M/W/DSBEs? Do you
25 reply upon any particular certifying

1 11/16/15 - RULES - BILL 150643, etc.
2 agency? E, if no previous M/W/DSBE
3 utilization, the plans will contain a
4 statement that explains the reason for
5 the lack of M/S/W/DSBE participation in
6 past contracts or projects. The response
7 was, Not applicable, not applicable, not
8 applicable, not applicable, not
9 applicable.

10 (Applause.)

11 COUNCILMAN GOODE: Is that
12 information available for both Parx
13 Casino and Cordish Companies?

14 MR. SMITH: It is available,
15 sir, and we'll provide it.

16 COUNCILMAN GOODE: Will you
17 provide it as part of the Economic
18 Opportunity Plan as an amendment to this
19 bill?

20 MR. SMITH: Yes. We'll provide
21 it.

22 COUNCILMAN GOODE: Thank you.
23 Thank you, Mr. Chairman.

24 COUNCILMAN GREENLEE: Thank
25 you, Councilman.

1 11/16/15 - RULES - BILL 150643, etc.

2 (Applause.)

3 COUNCILMAN GREENLEE:

4 Councilwoman Reynolds Brown.

5 COUNCILWOMAN BROWN: Good

6 morning.

7 Good morning.

8 (Good morning.)

9 COUNCILWOMAN BROWN: Councilman
10 Johnson indicated I operate on the adage
11 the best predictor of future behavior is
12 past behavior. And so on the issue of
13 diversity and inclusion, I have to say at
14 the outset I am awestruck by a panel of
15 all men. So I'm curious to know where in
16 your management team are there women in
17 positions of leadership and
18 responsibility?

19 MR. SMITH: In terms of women
20 employment at Maryland Live,
21 approximately 40 percent of our staff is
22 women, and in terms of the management
23 level, it's about that same number, about
24 40 percent. And we did provide that
25 information as well.

1 11/16/15 - RULES - BILL 150643, etc.

2 COUNCILWOMAN BROWN: And in the
3 executive suite?

4 MR. SMITH: The executive suite
5 at Live? I would say we're 40 percent as
6 well at the executive level.

7 COUNCILWOMAN BROWN: At the
8 level of the gentlemen seated before me.

9 MR. WEINBERG: At the casino
10 level, yes.

11 MR. SMITH: At the casino
12 level, yes. Keep in mind there's the
13 Cordish Company and then there's
14 operating --

15 COUNCILWOMAN BROWN: For both.

16 MR. SMITH: At the Cordish
17 level, it's probably about 30 percent.
18 At the casino level, it's probably about
19 40 percent.

20 MR. CORDISH: To the
21 Councilman's earlier question about our
22 successes, which we will certainly
23 submit --

24 COUNCILMAN GREENLEE: Speak
25 right into the microphone.

1 11/16/15 - RULES - BILL 150643, etc.

2 MR. CORDISH: To the
3 Councilman's earlier question about our
4 successes, here are some stats that we're
5 incredibly proud of: 65 percent of our
6 employees at Maryland Live! are minority,
7 and in the management level 49 percent of
8 our employees are minority, 49 percent
9 are minority, Councilman, to your
10 question. Fifty-three percent of our
11 entire workforce across the United States
12 is minority. So in a managerial level,
13 at a total population level, those
14 successes, which in many cases exceed the
15 populations, like you heard from the
16 demographic base and the same thing from
17 Parx, don't happen by accident. They
18 happen because we work very hard on it.
19 The fact that we've exceeded every MBE,
20 WBE threshold in the history of the
21 company, including in your city where we
22 were called a model company, is not an
23 accident. It's because people like
24 Mr. Smith and --

25 COUNCILMAN GOODE: Point of

1 11/16/15 - RULES - BILL 150643, etc.
2 information.

3 MR. CORDISH: -- his team who
4 work so hard.

5 COUNCILMAN GREENLEE: Hold on
6 one second.

7 Councilman Goode, point of
8 information.

9 COUNCILMAN GOODE: The simple
10 question is, who decided to leave those
11 sections blank?

12 MR. CORDISH: I'm sorry?

13 COUNCILMAN GOODE: Who decided
14 to leave those sections blank?

15 MR. SMITH: The way we
16 interpreted that was for our operating
17 businesses in Philadelphia, it related to
18 the key casino in specific. So when you
19 asked the question about --

20 COUNCILMAN GOODE: That's not
21 rational. If you do an Economic
22 Opportunity Plan, it talks about future
23 goals. The purpose of asking for a
24 diversity practice from the past is so we
25 get a sense of what you've done. That's

1 11/16/15 - RULES - BILL 150643, etc.
2 easy to understand.

3 MR. SMITH: Well, sir, we
4 agreed to provide that.

5 COUNCILMAN GOODE: So the
6 question is, who decided to leave it
7 blank?

8 MR. SMITH: Sir, we did not
9 have that information available. We now
10 have that information available.

11 COUNCILMAN GOODE: Thank you.

12 COUNCILMAN GREENLEE:
13 Councilwoman.

14 COUNCILWOMAN BROWN: And so to
15 underscore that, we'll have that
16 information prior to the second reading
17 and final passage of this bill, correct?

18 MR. SMITH: Yes, ma'am.

19 COUNCILWOMAN BROWN: Okay. On
20 your charitable efforts, you state that
21 15 million will be provided for civic
22 associations. Will those charitable
23 dollars be limited strictly to the
24 community in which the casino is
25 operating?

1 11/16/15 - RULES - BILL 150643, etc.

2 MR. WEINBERG: Well, there's
3 two pockets of charitable giving that we
4 will have. One is specific to the five
5 communities surrounding the Stadium
6 District, and then we as a company will
7 also be one of the major charitable
8 givers in the overall City and area. So
9 we'll be doing both.

10 COUNCILWOMAN BROWN: Okay,
11 then.

12 MR. WEINBERG: The 15 million
13 is only as to the five surrounding
14 communities, and then we will be giving
15 as a company more broadly.

16 COUNCILWOMAN BROWN: Okay,
17 then. Moving now to training. You
18 indicate in the literature you provided
19 that you expect to engage in a
20 relationship with the Community College
21 of Philadelphia. Speak to partnerships
22 you've had in other cities with local
23 training organizations, one? And, two,
24 are you familiar with Philadelphia OIC,
25 Opportunities Industrialization Center,

1 11/16/15 - RULES - BILL 150643, etc.
2 which is in the business of linking up
3 with major corporate citizens and getting
4 young people in the pipeline for
5 potential training opportunities? So
6 share first what you've done in other
7 cities, again, as evidence that that's
8 been done.

9 MR. SMITH: In Maryland Live,
10 we worked with Anne Arundel Community
11 College. We started a training program
12 for dealers there.

13 In the City of St. Louis, we
14 worked with SLATE, which is the St. Louis
15 Advisory Training and Employment -- I'm
16 sorry; St. Louis Agency for Training and
17 Employment. We have a representative
18 here that can speak to our success there.

19 In Kansas City, we worked with
20 their employment office as well. So
21 that's been part of what we've done in
22 every major city. We've learned a lot
23 along the way, and we'll be looking to do
24 that here in Philadelphia. And as you
25 can see from -- when you look at the

1 11/16/15 - RULES - BILL 150643, etc.
2 members on the Advisory Panel, we
3 specifically added individuals that could
4 give us some insight on hiring to ensure
5 that we reach out to the right
6 communities.

7 COUNCILWOMAN BROWN: I paid
8 particular attention to the Advisory
9 Panel, and I will say it's diverse and
10 it's rich with a mix of professionals
11 across the board to capture all audiences
12 who want to work. So let me hear a bit
13 more about the training and then I have a
14 follow-up question.

15 MR. DAVIS: Yes. One of the
16 things that we've done successfully --
17 and that's one of the reasons --

18 COURT REPORTER: I'm sorry.
19 State your name, please.

20 MR. DAVIS: Ron Davis with Parx
21 Casino.

22 One of the things that we've
23 done successfully is to partner with
24 organizations so we have that connection,
25 and you'll hear, I was going to say, from

1 11/16/15 - RULES - BILL 150643, etc.
2 some of those organizations. And we know
3 that workforce training -- I have a
4 letter here from Community College of
5 Philadelphia. We have a CME
6 relationship, Center for Male Engagement,
7 with African American students and
8 mentors that we meet with, as mentors,
9 meet every two weeks, and what we do is
10 try to educate them on the realities of
11 life and some other things. But also in
12 this letter, you'll see that we're
13 planning a workforce development with the
14 Community College. We're planning also
15 with Drexel, but we're also planning with
16 Greater Exodus Church. We're also
17 planning our outreach with all the
18 churches that are seeking to help their
19 congregations work.

20 So not only on a level of
21 corporate, but a level of community. And
22 we've done that. Parx has done that and
23 been part of that outreach, and we've
24 been very successful with it.

25 COUNCILWOMAN BROWN: So to hear

1 11/16/15 - RULES - BILL 150643, etc.
2 the potential relationship with CCP and
3 Drexel is good, but there is a big
4 segment of young people who don't have
5 college in their sphere of influence.
6 And so Philadelphia OIC seeks to go after
7 those young people who want to work, just
8 need the skill set and the opportunity.
9 So we're in a much larger city than
10 Kansas City. CCP, it captures one end of
11 the continuum. Philadelphia OIC should
12 be considered, because that was a
13 partnership with --

14 (Applause.)

15 MR. DAVIS: And to your point,
16 we've met with OIC and we're working with
17 them. So we have met with OIC and we're
18 working with them to establish a
19 relationship, because, again, we know
20 that --

21 COUNCILMAN JOHNSON: Point of
22 information, please. I just want to just
23 speak for the record. And I'm all
24 supportive of OIC and I spoke earlier
25 today with Bilal Qayyum, but I know

1 11/16/15 - RULES - BILL 150643, etc.
2 specifically the organization that asked
3 to be a part of the Board preliminarily
4 that deals with young people is a little
5 known organization called Philadelphia
6 Job Corps. They have a strong culinary
7 arts program. It's a pipeline for young
8 people who do not go to college. But I
9 think this pie is big enough for us to
10 look at both opportunities moving forward
11 as well.

12 COUNCILWOMAN BROWN: My last
13 question -- you mention here Stadium
14 Casino will develop scholarship and
15 internship programs targeting minority
16 students. Discuss what you've done in
17 other cities on that topic.

18 MR. DAVIS: Let me finish, if I
19 could, on Community College. Parx has
20 given four scholarships to young African
21 American men in the CME program. We plan
22 to expand it. There's so much that we
23 can do to expand that program with not
24 only Community College but, as you point
25 out, with other schools. The challenge

1 11/16/15 - RULES - BILL 150643, etc.
2 we have is you have to watch the age
3 requirements too. You have to be 21 to
4 work for a casino. So those are
5 realities that we have to deal with in
6 trying to train and connect with people.
7 And then there's licensing. The whole
8 licensing piece of it is certainly a
9 message we need to get out to everyone in
10 the community. We have a responsibility
11 to tell young people the background is
12 important. We have a responsibility to
13 tell them that they're going to be drug
14 tested. If you fail the drug test,
15 you're not coming in. Dealers have to
16 know math. You know, they will get
17 rejected if they don't have math. So it
18 is an educational process completely.

19 COUNCILWOMAN BROWN: So will
20 you be relying on the Advisory Council to
21 advise you along that way or will you
22 subcontract with non-profits that engage
23 in that for a living, that do that for a
24 living?

25 MR. SMITH: I think we're

1 11/16/15 - RULES - BILL 150643, etc.
2 looking for the opportunities that bring
3 the most -- the best results. It might
4 be a combination of all things, but I
5 think one of the things that I've learned
6 over the years in working with these
7 Advisory Councils is that I don't know
8 everything. I don't know what works per
9 se in Philadelphia or Kansas City or
10 Louisville, and so we rely on these
11 Advisory Committees to help us get to the
12 finish line, focusing on what's really
13 important.

14 I will say in Baltimore, we've
15 worked with young people within the city.
16 The Mayor has a Cityworks program. I
17 hand-select the individuals that we bring
18 into our company. We're also involved
19 with the Urban Alliance in Baltimore
20 where we bring in young men, and in my
21 case particularly, African American
22 males. I hand-pick these individuals to
23 work under me. And all these young men
24 have gone on to college, and that's what
25 we try to push them to do.

1 11/16/15 - RULES - BILL 150643, etc.

2 MR. DAVIS: And also it's
3 important that women -- we work with
4 WBEC, and Gerri Swift is here today to
5 talk. Out of the 88,000 jobs in
6 Philadelphia, if you look at the last
7 census, 31,000 are women-owned
8 businesses. So we've got to actually
9 outreach to women. So it's very
10 important that we have a comprehensive
11 program that speaks to the diversity of
12 our community.

13 MR. SMITH: If I may,
14 Mr. Chairman, I have Jeff Smith here who
15 is with Global Synergies. He worked with
16 us at Xfinity Live! He did all the
17 reporting to the City, and he can kind of
18 speak very briefly to how we approach
19 that engagement and the results that
20 we've had.

21 Jeff.

22 COUNCILMAN GREENLEE: Please
23 identify yourself for the record.

24 MR. JEFF SMITH: Good morning.
25 Jeffrey Smith, principal of Local

1 11/16/15 - RULES - BILL 150643, etc.
2 Synergies. As Mr. Smith said, I was the
3 person responsible for overseeing the
4 work done in Xfinity Live! as well as
5 \$2.5 billion worth of other construction
6 projects around the City in the last ten
7 years. So my experience is marked across
8 the board about different companies and
9 the practices of different companies, and
10 I specifically said as I worked with
11 Cordish, they were one of the more open
12 companies to achieving the goals. They
13 understood the spirit of Philadelphia and
14 why we wanted to achieve workforce goals,
15 and they actually in some instances kind
16 of went out of their way to make sure
17 that I was able to break down bid
18 packages and create opportunities for
19 smaller contractors that would not have
20 existed if I weren't at the table at
21 certain times during the process.

22 So as far as my experience
23 goes, it was a very rewarding experience.
24 They went out of their way in part
25 because they wanted to come back and do

1 11/16/15 - RULES - BILL 150643, etc.
2 work in Philadelphia. I understand that.
3 But also the ability and the willingness
4 to allow us to bring in some
5 opportunities for contractors that may
6 not have had the vast experience on
7 larger contracts before is a big thing,
8 because if you don't get the experience,
9 you're never able to go forth and get
10 those bigger contracts.

11 So that was my personal
12 experience for Cordish. And since
13 they've been able to do that, like you
14 said, we had actually 47 percent out of
15 the available \$16 million in the
16 available contracts for that project, and
17 being able to achieve that -- it was 33
18 percent for minority-owned enterprises
19 and 14 percent for women-owned minority
20 enterprises. So those are real numbers.
21 It goes a long way. It goes forward to
22 allowing people in different
23 neighborhoods to earn a living and raise
24 their families in an efficient and
25 responsible way, and that's my experience

1 11/16/15 - RULES - BILL 150643, etc.
2 with Cordish.

3 COUNCILWOMAN BROWN: Thank you
4 for your testimony and evidence.

5 On Page 6 of the document, it
6 includes or states financial assistance
7 to M/W/DSBEs. Could someone discuss that
8 in greater detail. What does that mean?

9 MR. SMITH: Well, what we've
10 learned over the years is that you have,
11 to Jeff's point, you have some smaller
12 contractors that are just not able to
13 handle the size of contracts that might
14 be awarded, but a lot of that falls into
15 the bonding capacity of some of the
16 contractors. They might have the ability
17 in terms of manpower and experience, but
18 do they have the bonding capacity. So
19 what we've been able to do over the years
20 is kind of step in and fill those gaps.
21 So we work with contractors on a
22 one-on-one basis, making sure they get
23 paid on time. That's been a big issue,
24 because in our business when you have a
25 multi-million-dollar development,

1 11/16/15 - RULES - BILL 150643, etc.
2 sometimes the check is slow, but if
3 you're a small business guy, like I was,
4 where you had to get that check every 30
5 days to meet payroll, that's very
6 important.

7 So those are the things that
8 we've done. If it means floating the
9 check just to make sure a guy gets there,
10 we've done things like that along the
11 way.

12 MR. DAVIS: Ron Davis.

13 It's just important too, it
14 mentions the NMSDC, Minority Supplier
15 Development Council, it's the Eastern
16 Minority Supplier Development Council.
17 They certify. Certification is the
18 pathway to success in business. So all
19 the certifications, the minority
20 certifications, they work with -- along
21 with WBEC, they work with small
22 businesses to get them up to the next
23 level. The support and encouragement
24 that we can give them financially in any
25 kind of way, to not only them but the

1 11/16/15 - RULES - BILL 150643, etc.
2 organization, is important.

3 COUNCILWOMAN BROWN: I would
4 say I'm pleased to hear that you're
5 sensitive to the fact that too many
6 primes don't pay their subs on time, and
7 it is not unusual for us to call back
8 those who have been awarded contracts, as
9 we had to do with the stadiums, stadium
10 GMs, because they were not honoring what
11 was put in the legislation.

12 A couple more questions,
13 Mr. Chairman.

14 Sustainability, what measures
15 have you taken in other cities around
16 sustainable buildings and the like?

17 MR. CORDISH: Thank you for the
18 question. One of the things that makes
19 our partnership I think so exciting
20 hopefully for the City of Philadelphia is
21 that you have two companies that are
22 long-term owners that invest in their
23 businesses and own them over generations,
24 that invest their own capital and try to
25 do so in a leading way, and you've heard

1 11/16/15 - RULES - BILL 150643, etc.
2 of the successes, for example, in the
3 inclusion. That's the result of a lot of
4 hard work to always exceed our
5 thresholds.

6 Sustainability, we also have
7 worked kind of at the forefront working
8 with cities to create projects that are
9 environmentally sustainable, and frankly
10 it's good business, just like it's good
11 business --

12 COUNCILWOMAN BROWN: It's also
13 the future.

14 MR. CORDISH: It's the future.
15 And people care -- every day I think
16 people care more and more about it. It's
17 just like it's good business to be
18 inclusive, it's good business to be
19 sustainable. So our track record on
20 those things are things we're incredibly
21 proud of, both in LEED certification --
22 we've actually worked with cities to
23 create their own certifications of
24 sustainability that are even more
25 meaningful we have found in a lot of

1 11/16/15 - RULES - BILL 150643, etc.
2 ways.

3 So these questions are,
4 frankly, things that are -- we're most
5 proud of as a company. When you asked
6 about philanthropy, in Maryland Live!
7 we've generated over \$60 million to date
8 just in a few years to the local
9 communities for Impact Grants. Separate
10 and aside from that, as Joe indicated,
11 we're the third-most philanthropic
12 company with \$3.4 million last year in
13 philanthropy. Nothing to do with the
14 local grants. This is just -- you saw
15 some of the videos of the organizations
16 we've chosen to help.

17 So these are the things that
18 we're really, really proud of. And I
19 know Parx has been an industry leader
20 along with us and that's why it's such a
21 dynamic partnership.

22 MR. DAVIS: And to that point,
23 if you take all the casinos, all the
24 casinos in the community-giving, Parx has
25 a ten time all the casinos in

1 11/16/15 - RULES - BILL 150643, etc.
2 Pennsylvania. That's how aggressive we
3 are, and I have to give credit to our
4 Chairman, Mr. Bob Green, in sharing our
5 success.

6 (Applause.)

7 MR. DAVIS: Thank you. Sharing
8 our success with the community. That's
9 our attitude. We will share our success.

10 COUNCILWOMAN BROWN: Thank you
11 for your testimony, and the video was
12 quite compelling. Thank you very much.

13 Thank you, Mr. Chairman.

14 COUNCILMAN GREENLEE: Thank
15 you, Councilwoman.

16 First of all, let the record
17 reflect Councilman Squilla, a member of
18 the Committee, is present.

19 And if I could ask that
20 information that both Councilman Goode
21 and Councilwoman Reynolds Brown raised,
22 if you could get that to us as soon as
23 possible so people have a chance to look
24 at it, I'd really appreciate it.

25 MR. SMITH: Absolutely.

1 11/16/15 - RULES - BILL 150643, etc.

2 COUNCILMAN GREENLEE: Thank
3 you.

4 Councilwoman Tasco and then
5 Councilwoman Bass.

6 COUNCILWOMAN TASCO: Good
7 afternoon. Where is the young lady that
8 was with you the other day? It would
9 have helped answer her question.

10 MR. SMITH: Lawanda.

11 COUNCILWOMAN TASCO: Yeah.
12 She's back there.

13 You should be up here.

14 MR. SMITH: Front and center,
15 Lawanda.

16 COUNCILWOMAN TASCO: You
17 mentioned third-party tenants. What is
18 your contractual relationship and how
19 much can you require or ask in
20 contracting with these third-party
21 tenants their diversity in their
22 companies and also -- answer that first
23 and I'll come back to the next one.

24 MR. CORDISH: One of the things
25 we're also very proud of, and there's a

1 11/16/15 - RULES - BILL 150643, etc.
2 gentleman here that can speak to this
3 today -- we'll try to be as brief as we
4 can, but we actually hire outside
5 companies, which we pay for, that provide
6 sensitivity and diversity training not
7 only to our employees but the employees
8 of third-party companies that are our
9 tenants, as well as providers like
10 security companies. We do so at our
11 cost. There may be other landlords that
12 choose to do that, but I can tell you
13 that there are very, very few that go to
14 that extent that they would actually try
15 to help third-party companies perform
16 better.

17 At the end of the day, of
18 course if there is an issue within a
19 third-party business, we don't have privy
20 to that. We're not about that business.
21 We'll do anything we reasonably can. But
22 we have proactively taken steps like the
23 one I just described to you that is very
24 rare in our business and something that
25 I'm really proud of.

1 11/16/15 - RULES - BILL 150643, etc.

2 So, Joe.

3 MR. WEINBERG: Just to echo
4 what Blake said, but we also do
5 background and vetting of all of the
6 tenants in our businesses. So we would
7 not be doing business with somebody who
8 had any background of discrimination
9 against them as a company that have been
10 found in court to be endemic to that
11 company.

12 MR. SMITH: And Councilwoman
13 Tasco, in every lease that we generate
14 with a third-party tenant, those leases
15 require that those tenants adhere to the
16 law. And when you're talking about
17 public accommodations, discrimination and
18 so on, those are violations of the law.
19 So that gives us the mechanism to use
20 whatever authority that we have under
21 that lease in terms of termination of the
22 lease, putting that tenant in default.
23 Those are the things that we will pursue
24 if we determine that a third-party tenant
25 has run afoul of the law.

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2 COUNCILWOMAN TASCO: We keep
3 hearing here in Philadelphia the whole
4 issue about the dress code
5 discrimination, and then I heard an
6 answer was that it was the security
7 company that created that issue with you
8 in Louisville as well as in Kansas City.
9 Could you address that, please.

10 MR. SMITH: Sure. Well, in
11 terms of the dress code, it falls under
12 our general code of conduct, and I will
13 want to -- do want to restate that there
14 will be no dress code here at Stadium
15 Casino.

16 We as a company do not
17 administer the dress code. We farm out
18 security. So we train our security
19 officers in terms of the execution of the
20 dress code. We train them in customer
21 service just to ensure that in the event
22 that an individual does not meet the
23 dress code, that they are treated in a
24 respectful manner. But across the board,
25 the Cordish Companies is not involved

1 11/16/15 - RULES - BILL 150643, etc.

2 with the execution of dress codes.

3 MR. CORDISH: And if I could
4 expound, very few -- the vast, vast, vast
5 majority of our projects don't have
6 any -- very few of our projects, the
7 vast, vast majority, don't operate with
8 any dress codes. Across the country it's
9 just not prevalent. The only businesses
10 that have been involved have been where
11 we're recommended by the police in things
12 like nightclubs. And there's never been
13 a single finding that any of the third
14 parties did anything wrong. Once again,
15 there are groups here that are trumping
16 up allegations, which we can get into
17 what their motivations are, but in terms
18 of just the facts, the facts are that the
19 overwhelming majority of businesses have
20 no dress codes, just like we're going to
21 operate here with Parx in your community.
22 We operate Xfinity Live! in your
23 community. There are no issues. And
24 those are just -- ma'am, those are the
25 facts, so...

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2 COUNCILWOMAN TASCO: Thank you.

3 COUNCILMAN GREENLEE: Thank
4 you, Councilwoman.

5 Councilwoman Bass.

6 COUNCILWOMAN BASS: Thank you.
7 Thank you, Mr. Chairman.

8 Just a couple of questions. I
9 think a lot has been covered so far, but
10 I did want to say that just looking at
11 the lineup, sitting here looking at the
12 lineup, it's completely unacceptable, in
13 my view, that there is no women at the
14 table. And, Ms. Williams, thank you for
15 joining. But it kind of feels like, you
16 know, you pull me out when you need me,
17 when you need me for show, and it just --

18 (Applause.)

19 COUNCILWOMAN BASS: It's really
20 just not a good representation. I'll put
21 it that way. And so if she's going to --
22 if she's leadership and part of the team
23 and part of Cordish and what's going to
24 make this operation run and go, I think
25 that having Ms. Williams here from the

1 11/16/15 - RULES - BILL 150643, etc.
2 very beginning really does send a
3 stronger signal than having eight males.
4 And I hope you would agree with that.

5 Just a couple of questions that
6 I have for you. And going back to the
7 community agreement in which you stated
8 that there was going to be 15 million
9 going to about five different
10 neighborhood organizations, and then,
11 sir, you mentioned that there was also
12 some funding that will go to other groups
13 throughout the City. Can you elaborate
14 on that?

15 MR. WEINBERG: Well, only that
16 both of our companies, Parx and Cordish,
17 routinely as a matter of our business
18 policies give charity and want to be
19 leaders in the community in charitable
20 giving in our communities, and our track
21 record is very clear. We're one of the
22 largest givers in the State of Maryland,
23 and we can provide you kind of some of
24 the press that's been out on that. And
25 as Ron said before, Parx is exponentially

1 11/16/15 - RULES - BILL 150643, etc.
2 higher in charitable giving here in
3 Pennsylvania. So that's a -- that's just
4 a policy of our companies.

5 COUNCILWOMAN BASS: Can you
6 talk about the numbers?

7 MR. WEINBERG: Last year in
8 Maryland alone, we gave away over \$3
9 million in charitable giving to the
10 overall community.

11 COUNCILWOMAN BASS: Three
12 million throughout the state?

13 MR. WEINBERG: Yes. And 7.2
14 million for Parx last year here in
15 Pennsylvania.

16 (Applause.)

17 MR. CORDISH: And one other
18 thing. I'll expound even more, because
19 it's a great question and one I can talk
20 to you about for hours.

21 So you've got three levels of
22 charitable giving. The 3.4 million I
23 think was the number was just from one
24 project, which was Maryland Live! We
25 just received a bunch of press involved

1 11/16/15 - RULES - BILL 150643, etc.
2 with that. We also have charitable
3 giving associated with our company, the
4 Cordish Companies. And then finally we
5 have a family foundation called the
6 Cordish Family Foundation. Joe's family
7 has a foundation called the Weinberg
8 Foundation that also gives millions of
9 dollars in charitable giving. We do that
10 across the country.

11 COUNCILWOMAN BASS: I guess I'm
12 trying to get an idea of the scope of the
13 giving versus the amount of the revenue.

14 MR. CORDISH: Well, once again,
15 I can tell you in the State of Maryland,
16 the one project makes it, I believe, if
17 you can fact check me here, the
18 third-most charitable company of all
19 companies in the State of Maryland, all
20 the banks, all of the financial
21 institutions. That's how charitable we
22 choose to be as a family and as a private
23 company. So that's not in gaming. I'm
24 saying against all other companies.

25 MR. SMITH: And I've had some

1 11/16/15 - RULES - BILL 150643, etc.
2 conversations with a few folks here about
3 this. Look, we certainly understand that
4 Philadelphia is a very different market,
5 and I think what we want to convey is
6 that we are very open to giving. We
7 certainly understand that there are very
8 different issues, and what we've tried to
9 do is fund issues-based giving. That is
10 to say, if education is an issue, we will
11 target education. If it's opportunity,
12 if it's working with kids, if it's --
13 just a wide range. But what we really do
14 is, we look for the community to tell us
15 what's the best way to invest that money.

16 For example, in Maryland at
17 Maryland Live! there is a committee that
18 really steers the giving. So it's not
19 Cordish, it's not Maryland Live! saying
20 this is where the money should go. We
21 work with the community to tell us where
22 the money should go, and I think that's
23 the best approach here, because
24 Philadelphia is a new market for us, not
25 necessarily for Parx but certainly for

1 11/16/15 - RULES - BILL 150643, etc.
2 us. But we envision establishing
3 something very similar here where those
4 dollars are very targeted so we maximize
5 the outcomes here.

6 COUNCILWOMAN BASS: Well, let
7 me just say, I understand that you're a
8 for-profit corporation. You're not a
9 non-profit. And the idea here is to
10 generate revenue, and I'm okay with that.
11 But at the same time, what we don't want
12 to see is a continuation of another huge
13 company coming in, millions, millions of
14 dollars, hundreds of millions of dollars
15 in revenue or more and communities on the
16 outside looking in. And so we see that
17 over and over again.

18 (Applause.)

19 COUNCILWOMAN BASS: And we've
20 met a number of times, and I'm
21 appreciative of the meetings and the
22 conversation that we had, because one of
23 the things that was really important to
24 me -- and I've said this over and over
25 again -- is that if you look at the jobs

1 11/16/15 - RULES - BILL 150643, etc.
2 in which typically African Americans in
3 particular and Latino, black and brown
4 people, have been slotted for employment,
5 it's been cooking in the kitchen and
6 cleaning in the bathrooms, and if you
7 look 50 years ago, you would see us in
8 those exact same positions. And so
9 that's why it's so, so important. That's
10 no disrespect to anyone who is a culinary
11 professional or, you know, janitorial
12 services, no disrespect, but at this
13 point we should be having an opportunity
14 at least to have more inclusion when it
15 comes to different positions, management
16 positions, within Cordish or Parx or
17 anyone who intends to come to do business
18 here in Philadelphia.

19 So you did provide some of the
20 numbers for us, and I look forward to the
21 updated Economic Plan so that we can have
22 the additional information that we need.

23 MR. SMITH: Sure. Happy to
24 provide it.

25 COUNCILMAN GREENLEE: Point of

1 11/16/15 - RULES - BILL 150643, etc.
2 information. Councilman Johnson.

3 COUNCILMAN JOHNSON: Yeah. I
4 just want to stay objective, but also
5 still hold the company accountable. But
6 in terms of your commitment on the EOP
7 side, can you touch on the component that
8 talks about executive management,
9 supervisor positions in your EOP plan,
10 please, and what's the commitment number.

11 MR. SMITH: Sure. We committed
12 to a number of 50 percent. And also with
13 that, we've committed to a very targeted
14 outreach program to ensure that we reach
15 those levels. Look, from where we sit,
16 given our history, we're at 40, I believe
17 45 percent at Maryland Live! Very
18 achievable. It just takes work, and
19 we're prepared to do the work to get
20 there.

21 COUNCILWOMAN BASS: Okay. Very
22 good. And one other quick question.
23 There was a statement that was made
24 earlier that I just found a little
25 curious as you were talking about

1 11/16/15 - RULES - BILL 150643, etc.
2 salaries for employees and what the
3 average salary was for folks who work at
4 table games, and I think the salary was
5 somewhere around 70,000 including tips.
6 Can you take out tips and give us an idea
7 of what the salary range would be?
8 Because that really depends on the
9 generosity of who is playing and I guess
10 if they're winning.

11 COUNCILMAN GREENLEE: How good
12 of a night they're having.

13 COUNCILWOMAN BASS: How good of
14 a night they're having depends on if
15 you're getting a tip or not.

16 MR. CORDISH: Ma'am, I think we
17 have to get back to you with the specific
18 number, but the 70,000 is -- once again,
19 these are facts as to what our employees
20 right now at Maryland Live -- I believe
21 they're comparable for Parx -- make in
22 total compensation. And what's fabulous
23 about those jobs are, the majority of
24 those people do not have college
25 educations. They're really gateway jobs,

1 11/16/15 - RULES - BILL 150643, etc.
2 and that's where setting up the training
3 programs with the colleges allows us to
4 create now really good-paying jobs that
5 can help people advance. It's a very
6 unique industry that way. And that said,
7 I mean, I greatly appreciate your
8 questions, and these are the things we're
9 most proud of. When you get almost 50
10 percent of your workforce in a managerial
11 perspective that's been already --
12 listen, we want 55, we want 60, but the
13 goals that you have as a community are
14 the goals that that's been our track
15 record, that's been the track record of
16 Parx, and we'll get you the specific
17 breakdown, but I know that's the total
18 compensation.

19 COUNCILWOMAN BASS: Okay. That
20 would be good, because a position like
21 that really depends on what's happening
22 with the economy. And so if the economy
23 tightens up and people stop -- well, go
24 to casinos a little bit less, then
25 obviously there's going to be an effect

1 11/16/15 - RULES - BILL 150643, etc.
2 on the tip. So it's a good thing to know
3 are these jobs that normally generate
4 about 40,000 and you earn about 30,000 in
5 tips during good economic times. You
6 know, it's good to have some sort of
7 scope of what are the salaries that folks
8 are going to be earning. And also you
9 said that the minimum wage was \$12 an
10 hour. Is that across the board?

11 MR. CORDISH: Just to be clear,
12 that's a floor. So that we're committing
13 that the minimum wage will not be less
14 than \$12 per hour. So it obviously could
15 be more, and the track record of the
16 company show that it could be more, but
17 that's the commitment that we've made in
18 our EOP.

19 MR. WEINBERG: But no one will
20 make less than.

21 COUNCILWOMAN BASS: And that's
22 for all employees?

23 MR. CORDISH: Including
24 contractors that work with us.

25 COUNCILWOMAN BASS: Okay. And

1 11/16/15 - RULES - BILL 150643, etc.

2 I think that's it. If you could get us
3 that information on the salaries and also
4 to provide some sort of scope in terms of
5 the level of giving versus the level of
6 revenue for the different entities that
7 you mentioned, that will be very helpful.

8 MR. CORDISH: Yes, ma'am.

9 COUNCILWOMAN BASS: Thank you.

10 COUNCILMAN GREENLEE: Thank
11 you, Councilwoman.

12 Councilman Squilla.

13 COUNCILMAN SQUILLA: Thank you,
14 Mr. Chairman.

15 Good afternoon. I think my
16 question is going to dovetail a little
17 bit off of Councilwoman Bass's with a
18 base salary. Are the tips collected and
19 distributed to the workers at table games
20 or do the tips actually go with each
21 night to the dealer?

22 MR. RICCI: Tony Ricci, Parx.

23 It varies. With the poker
24 dealers, they keep their tips nightly.
25 With the table games, they are pooled and

1 11/16/15 - RULES - BILL 150643, etc.
2 paid on a weekly basis. That's state
3 law.

4 COUNCILMAN SQUILLA: Okay.
5 Thank you. So my question too then comes
6 back to the Community Benefits Agreement.
7 I know Councilman Johnson has done a
8 great job with this, and a couple of the
9 RCOs are also in my district. So it's
10 important to understand their input. And
11 I understand there were some people
12 testifying, some of the RCOs testified
13 this morning.

14 I like what you said about the
15 communities to be able to work and meet
16 with the casino to pick and choose what
17 is going to be done in and around to work
18 with their dollars. Once that happens,
19 at the end, the casino is going to make
20 the final determination. If those
21 dollars each year are not spent, what
22 would the casino at that point do with
23 the money?

24 MR. WEINBERG: You're talking
25 about under the Community Benefits

1 11/16/15 - RULES - BILL 150643, etc.

2 Agreement?

3 COUNCILMAN SQUILLA: Yes.

4 MR. WEINBERG: So it would just
5 get rolled over and it has to be spent.
6 So if it's not spent in one year, it's
7 got to be rolled over and spent in a
8 subsequent year or years. But the money
9 has to be spent. It doesn't -- you don't
10 lose it if it's not spent.

11 COUNCILMAN SQUILLA: So --

12 MR. WEINBERG: There's no
13 reason not to spend it, because all it
14 would do is build up and accrue.

15 COUNCILMAN SQUILLA: No.

16 Obviously as you build up the community,
17 you also build up the surrounding area of
18 the casino, which is very important.

19 Now, once the community groups
20 are involved -- and we also talked about
21 the businesses. A lot of times you hear
22 local businesses sometimes are drained by
23 a casino that comes in and has a lot of
24 activity and business in and near the
25 casino area. And I know I mentioned this

1 11/16/15 - RULES - BILL 150643, etc.
2 to one, and I'd like to say that
3 Councilman Johnson did a great job with
4 the briefings and bringing you guys in to
5 really work with Council. That's really
6 helped a lot with a lot of our questions
7 and answered a lot of our questions. But
8 you always hear of the business drain in
9 and around the casino, and I think it was
10 Parx that said that they do it -- or
11 maybe Cordish. I forget which one. But
12 to somehow as you're moving forward,
13 coming up with a rewards program where
14 frequent visitors can get discounts to
15 local businesses, whether it's a jewelry
16 store, whether it's a food store and,
17 therefore, be able to actually increase
18 the businesses in and around that
19 vicinity of the casino instead of
20 draining those businesses.

21 MR. WEINBERG: We always look
22 at ways that we can partner with local
23 businesses, whether it's cross-marketing
24 opportunities like you just mentioned or
25 as Zedd had outlined before, whether it's

1 11/16/15 - RULES - BILL 150643, etc.
2 in vending or it's in construction, it's
3 trying to find out how to craft or break
4 down contracts so that a local business
5 can support the needs of the casino.
6 Sometimes a contract is too large for a
7 smaller business. So in those instances,
8 we look at ways that we can break up
9 contracts so that they can be supported
10 by smaller businesses, and certainly for
11 those large businesses locally, we're
12 very focused on trying to get as much of
13 the supply and services that we need for
14 the project locally before we start to
15 look outside the area.

16 COUNCILMAN SQUILLA: I
17 understand that. I was going more toward
18 when you're opening and when you have
19 your players coming in, there's rewards
20 that you give them or comps that they
21 have and whether it's a room at the
22 casino hotel and/or discount at a
23 local -- at one of your restaurants. I
24 was thinking more of giving some of those
25 discounts to restaurants -- we have a lot

1 11/16/15 - RULES - BILL 150643, etc.
2 of great restaurants down and around the
3 casino area -- to help those venues to --
4 local jewelry stores, dry cleaners,
5 anything that's in and around there --

6 MR. WEINBERG: Well, that's
7 what I meant by the cross-marketing
8 opportunities. We look at ways that we
9 can help to promote local businesses,
10 whether it's hotels, retailers,
11 restaurants in terms of tying in with our
12 rewards system.

13 MR. SMITH: I think as a
14 follow-up to that, Councilman, we met
15 with the South Philadelphia Business
16 Association. Vince DeFino gave some
17 testimony. And one of the things we
18 talked about now that we'll have a hotel
19 here, just being able to work with our
20 concierge. So as guests come to the
21 casino, if they want to have dinner
22 outside the casino, we can certainly work
23 on making those connections with outside
24 vendors and restaurants.

25 MR. RICCI: And, Councilman,

1 11/16/15 - RULES - BILL 150643, etc.
2 this is exactly -- what you're referring
3 to is exactly what we practice at Parx.
4 We have that type of a joint marketing
5 campaign with our local businesses and
6 vendors. So that's something that we
7 plan to bring into this project too.

8 COUNCILMAN SQUILLA: All right.
9 Thank you. Thank you very much.

10 COUNCILMAN GREENLEE: Thank
11 you.

12 I'll remind the Committee we
13 have 50 people who want to speak, so
14 please let's try to move.

15 Councilwoman.

16 COUNCILWOMAN BROWN: I'll limit
17 my four questions to one.

18 Acknowledging your state
19 compliance regulations with regards to
20 employees, what considerations are given
21 to returning citizens or ex-offenders who
22 for sure cannot work in certain aspects
23 of the casino, but where are those areas
24 where that might be a possibility and
25 what provisions are made to create a

1 11/16/15 - RULES - BILL 150643, etc.
2 pipeline for those who want to work and
3 just need a second chance?

4 MR. RICCI: Unfortunately,
5 Councilwoman, that's not under our direct
6 control. We are regulated by the state
7 Gaming Control Board. They issue
8 licenses, as Ron Davis mentioned earlier,
9 and it's very rare for a circumstance
10 like that to occur where someone would be
11 licensed. But it's outside our control.

12 COUNCILMAN GREENLEE: Thank
13 you. Thank you very much.

14 Gentlemen, if you could -- and,
15 lady, if you could please stay around,
16 because I have a feeling there might be
17 other questions as time goes on. So I
18 appreciate your time. Thank you very
19 much.

20 We're going to try to move
21 through this as quickly as possible.
22 Again, I have 50 people. There's one
23 gentleman, Reverend Griffith, who
24 specifically asked if he could come up,
25 because he's got a real time problem, and

1 11/16/15 - RULES - BILL 150643, etc.
2 then we're going to have another panel,
3 and Ms. Marconi will announce that,
4 please.

5 (Witness approached witness
6 table.)

7 COUNCILMAN GREENLEE: Reverend,
8 please identify yourself and proceed. If
9 I could ask the people who are leaving to
10 please do it quietly, please.

11 Reverend, please.

12 REVEREND GRIFFITH: Reverend
13 Terrence Griffith. I'm President of
14 Black Clergy of Philadelphia and
15 Vicinity.

16 COUNCILMAN GREENLEE: Please
17 proceed.

18 REVEREND GRIFFITH: I need to
19 say first of all that in terms of skin in
20 the game, Black Clergy really has no skin
21 in the game. In March this year, I was
22 approached by Mr. Jason Ortiz, who is a
23 consultant with Metropolitan Strategies,
24 and he was actually brought to us by
25 Black Clergy's attorney, the law firm

1 11/16/15 - RULES - BILL 150643, etc.
2 that represents Black Clergy of
3 Philadelphia and Vicinity.

4 When they came, they told us
5 that there's this company by the name of
6 Cordish -- we never heard of Cordish
7 before -- that's coming to Philadelphia
8 and they practice racial discrimination.
9 In fact, they presented to us a document
10 that I had the opportunity to read
11 through, and I can tell you that when I
12 read through the document, I got
13 extremely angry. Now, I sat down and I
14 wrote a very stinging letter to
15 Councilman Johnson, who I have had a
16 longstanding relationship with, and it
17 wasn't a pleasant letter, and I'm sure
18 he'd let you see the letter that I wrote
19 to him.

20 Councilman Johnson responded to
21 me that that was sort of uncharacteristic
22 of myself, and he asked that Black Clergy
23 would patiently look at this thing and
24 investigate and come to a conclusion.

25 I took the matter to Black

1 11/16/15 - RULES - BILL 150643, etc.
2 Clergy. In fact, I invited Mr. Jason
3 Ortiz from Metropolitan Strategy, with
4 his attorney, to Black Clergy's meeting.
5 The body was not too happy with me
6 sending a letter off to Councilman
7 Johnson without first, you know,
8 investigating. And so the body decided
9 that they was to authorize myself,
10 Reverend Jay Broadnax, who is First Vice
11 President, Reverend James Moore, and
12 Reverend Larry Marcus to look at this
13 situation with one specific purpose, to
14 discover whether or not the Cordish
15 Company has the practice of racial
16 discrimination. That's the only thing we
17 were really authorized to do.

18 So I contacted Mr. Ortiz again
19 through his attorney and then I met with
20 Mr. Chris Magoulas of Unite Here, since
21 they were the organizations accusing the
22 Cordish Company of racial discrimination.
23 I specifically asked Mr. Magoulas, Can
24 you go out on a limb and say to us,
25 looking us in our eye, that this company

1 11/16/15 - RULES - BILL 150643, etc.

2 has a history and a practice of racial
3 discrimination?

4 He said to us, I'm not going to
5 go out on that limb. What I'll say to
6 you is that Unite Here needs to be the
7 union that would represent the workers
8 when the Cordish Company comes to
9 Philadelphia.

10 We said to him, That's not our
11 concern. We're not concerned about that.
12 Our concern is whether or not this
13 company practices racial discrimination.

14 We met with several other
15 people. Now, we traveled to Baltimore.
16 We went to Kansas City. We met with
17 Mr. Larry Pruitt. We met with Mr. Al
18 Brooks, the former Mayor Pro Tem of
19 Kansas City. We spoke with Dr. Frank
20 Reid, who is an AME preacher in
21 Baltimore, Mr. William Frazier, talked to
22 Blake Cordish, again Chris Magoulas, Zedd
23 Smith, and Jason Ortiz and Kevin Battle.
24 So we talked to several people. And
25 after reading through and in fact in the

1 11/16/15 - RULES - BILL 150643, etc.
2 process of our discovery, one of the
3 cases that we were looking at was the
4 Cordish Company actually won that case.
5 So after talking to all these
6 individuals, NAACP and doing a thorough
7 investigation for two and a half months,
8 we came to the conclusion that we could
9 not find that there's a practice of
10 racial discrimination in this company.
11 And that's what we set out to do.
12 However, what we did when we were
13 finished, we made some recommendations to
14 the Cordish Company, because as far as
15 we're concerned, if Cordish is to come to
16 Philadelphia, then the majority community
17 in this city, which is African American,
18 should actually get a larger slice of the
19 cake. And so we called a press
20 conference, and these are the
21 recommendations we made:

22 One, the model of the Community
23 Advisory Committee that the Cordish
24 Company employ in other cities comprise
25 of people of various background be

1 11/16/15 - RULES - BILL 150643, etc.
2 created in Philadelphia. That's the
3 first recommendation we made.

4 Second recommendation, minority
5 inclusion, goals in the area of
6 construction and employment be
7 established prior to business operation
8 in Philadelphia.

9 The third thing, commit to
10 ongoing mandatory diversity training for
11 all employees.

12 And the fourth thing we
13 recommended, commit to zero tolerance for
14 employees who discriminate.

15 That's what we recommended, and
16 they agreed. After we had this press
17 conference, they agreed that they will
18 adhere to all the recommendations that we
19 made.

20 There's one other area that I
21 raised with the Cordish Company, Mr. Zedd
22 Smith, because our concern was and
23 notwithstanding that African Americans
24 are the majority in the City, that
25 agreements have been made with groups in

1 11/16/15 - RULES - BILL 150643, etc.
2 South Philadelphia that are not African
3 American. And that's one of our concern.
4 And so one of the things that we said to
5 Mr. Smith -- and I actually through Black
6 Clergy said that since the NAACP is the
7 oldest group in this city, that we
8 believe that the Cordish Company should
9 work through the NAACP. In fact, I'd
10 send Mr. Ortiz to Minister Rodney
11 Muhammad when he met with us.

12 And so we raised with them that
13 we believe all of those groups are near
14 to where the casino would be, that some
15 commitment, specific commitment, ought to
16 be made prior to coming with African
17 American groups in terms of the money
18 commitment, in terms of community
19 projects, rather than saying after the
20 fact, Well, you know, we've set aside,
21 but not with a specific number.

22 So these are our
23 recommendations, and we've been given the
24 assurance that the recommendations that
25 we've made are solid recommendations.

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2 Again, Committee, our purpose
3 as Black Clergy was not to tell you that
4 this group should come here, this
5 company, but is this company a racist
6 company, and I can say, and straight
7 face -- and let me say this again. We
8 have no skin in the game. Black Clergy
9 has not received money from Unite Here or
10 Metropolitan Strategies or the Cordish
11 group. We want to make that abundantly
12 clear. We didn't know about Cordish nor
13 Metropolitan nor Unite Here prior to
14 Metropolitan coming to us and accusing
15 this company of being a racist company.

16 I can't sit here and Black
17 Clergy cannot say that we have found any
18 evidence that this company is a racist
19 company.

20 Thank you.

21 COUNCILMAN GREENLEE: Thank
22 you, sir. Thank you very much.

23 (Applause.)

24 COUNCILMAN GREENLEE: All
25 right. We're going to have a panel

1 11/16/15 - RULES - BILL 150643, etc.
2 called up. So Ms. Marconi will call the
3 names, if they could all come up
4 together, please.

5 THE CLERK: Paula Peebles,
6 Dr. Bernard Anderson, Reverend Bill
7 Moore, Reverend Gregory Holston, and
8 Joann Bell.

9 (Applause.)

10 (Witnesses approached witness
11 table.)

12 COUNCILMAN GREENLEE:
13 Ms. Peebles, if you want to identify
14 yourself and proceed, please.

15 MS. PEEBLES: I certainly will,
16 Mr. Chairman. I think we're waiting for
17 the rest of the panel?

18 COUNCILMAN GREENLEE: No. You
19 can start. They'll come up. Please
20 speak into the microphone and proceed.

21 MS. PEEBLES: Good day,
22 Chairman Greenlee and the members of this
23 Committee. We want to thank you so very
24 much for hosting this hearing. It's been
25 long overdue, as this is an important

1 11/16/15 - RULES - BILL 150643, etc.
2 issue in our community.

3 I am Paula Peebles, the Chair
4 of Philadelphia Chapter of the National
5 Action Network, a civil rights and social
6 justice advocacy organization. I would
7 like to begin by indicating that we are
8 grateful the Parx Casino workers are here
9 today, because they get to hear the truth
10 in relationship to Cordish. We have
11 nothing against Parx Casino. The 25-plus
12 people that you will hear in opposition
13 to the casino hotel being built in South
14 Philadelphia is as it relates to Cordish,
15 because you're going to hear from people
16 out of Louisville, Kentucky as well as
17 sworn statements that I have with me to
18 put in the record that will verify that
19 in fact Cordish has practiced and
20 continues to practice racial
21 discrimination with their policies.

22 (Applause.)

23 MS. PEEBLES: One of the cases
24 occurred as recent as November 10th, 2015
25 in Kansas City, Missouri. And I believe

1 11/16/15 - RULES - BILL 150643, etc.

2 we know that's just last week, and
3 clearly it is not old information.

4 It has been approximately 91
5 days since NAN began this journey to
6 inform Philadelphians about the alleged
7 practices and policies of racial
8 discrimination against black people by
9 the casino entertainment operator Cordish
10 Companies. When we were initially
11 notified of these allegations, NAN,
12 National Action Network, did not listen
13 to what Minister Rodney Muhammad said,
14 President of the NAACP, on June 12th,
15 2015. NAN did not listen to the
16 flip-flop of Reverend Terrence Griffith
17 based on a limo ride that he took to the
18 Cordish headquarters. What NAN did do
19 was to travel to Louisville, Kentucky to
20 one of the other states where they
21 operate. We traveled there because we
22 wanted to hear firsthand from patrons and
23 former employees of Cordish.

24 We do not represent nor have we
25 represented anyone that were involved in

1 11/16/15 - RULES - BILL 150643, etc.
2 a lawsuit with Cordish. We need to make
3 that clear because that assertion has
4 constantly been made by the Cordish
5 Companies.

6 Members of Council and
7 citizens, what we found were low-wage
8 workers. I'll say that again, because we
9 heard all of the booming and lights and
10 flashes of their presentation today from
11 Cordish. What we found were low-wage
12 workers whom were previously employed by
13 Cordish Companies and for various reasons
14 were fired or dismissed. You will hear
15 from them firsthand today out of
16 Louisville, Kentucky. No longer will
17 anyone be able to be dismissive about
18 these facts.

19 Equally, you will hear from
20 longtime residents of Louisville,
21 Kentucky that will share with you how
22 Cordish Companies have continued to
23 provide token financial support to local
24 groups to assure their silence on the
25 treatment of African Americans in those

1 11/16/15 - RULES - BILL 150643, etc.
2 various cities.

3 You will hear from a patron, a
4 customer who did all the right things in
5 preparation for an evening out at 4th
6 Street Live! that changed his life
7 forever. And, yes, you will hear from a
8 young white woman who will inform you of
9 how she was told as an employee of
10 Cordish in Louisville, Kentucky to limit
11 the number of African American people as
12 they entered into their facility.

13 Today, I have with me
14 statements from former employees of
15 Cordish Power and Light District located
16 in Kansas City, Missouri, statements as
17 recent as November 10th, 2015, like
18 Arthur Wayne Brown.

19 And, Mr. Chairman, I will give
20 you these statements, because they're
21 sworn statements I will give to the
22 Committee.

23 Like Arthur Wayne Brown was
24 called a nigger and cursed out. The
25 police were summoned and he was

1 11/16/15 - RULES - BILL 150643, etc.
2 handcuffed, only to be told never to come
3 in their venue again. Mr. Brown contends
4 that if you were to go to Kansas City to
5 talk to black and white people in Kansas
6 City alike, they will tell you, quote, If
7 you are black, you shouldn't go down
8 there, period, to the Power and Light
9 District owned and operated by Cordish
10 Companies.

11 Mr. Jeff Luft is a white
12 employee in Kansas City. He provided
13 three statements -- I'm not going to read
14 them because they're long -- where he was
15 instructed to lie about a black female
16 patron that had struck him three times.
17 Black female -- I'm sorry. A black
18 female patron that was struck, and if he
19 did not, he would lose his job. Jeff
20 Luft is a 25-year-old male, white male
21 employee, and he provided three separate
22 statements of this rabbit -- even though
23 they dismissed the terminology, they
24 created it -- of this rabbit type of
25 incident where he was forced to adhere to

1 11/16/15 - RULES - BILL 150643, etc.
2 discrimination against African Americans
3 in order to keep his job.

4 And then there is Brian E.
5 McGill, again Kansas City, Missouri.
6 "Through my five years at Mosaic, it was
7 clear we had to exclude blacks or we
8 would lose our job." These are good men
9 and women, good citizens, good citizens
10 with good testimonies that will confirm
11 Cordish Companies have no place in the
12 21st century and, therefore, no place in
13 our City of Brotherly Love and Sisterly
14 Affection.

15 (Applause.)

16 MS. PEEBLES: The City's goal
17 is to move forward. We support the
18 development of a casino in Philadelphia.
19 We do not oppose a casino development.
20 Make it real clear for the record. We
21 oppose Cordish being allowed to enter
22 into our city with a proven record of
23 discriminating against what is the
24 largest ethnic group here in Philadelphia
25 against African Americans.

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2 We contend that it's not enough
3 for Cordish Companies to sprinkle a few
4 million dollars to local groups to buy
5 their favorable testimony here today and
6 to ignore the charges of their policies
7 and practice of racial discrimination
8 against African Americans. Apartheid is
9 a system or practice that separates
10 people according to their color and their
11 ethnicity.

12 African Americans are the
13 largest ethnic group here in
14 Philadelphia, and we cannot imagine that
15 this Council will, with sheer speed,
16 provide Cordish with approval to build
17 here when such ill will towards a race of
18 people oozes from the entry doors of
19 their facilities.

20 We believe that discrimination
21 should not be rewarded with access to our
22 perks of the City in prime real estate.
23 Perhaps we should believe that Cordish
24 Companies had a human -- perhaps we could
25 believe that Cordish Companies had a

1 11/16/15 - RULES - BILL 150643, etc.
2 human change come over them. However,
3 these allegations continue to circus in
4 other states where they are already
5 established. Why should we as a city
6 settle on racism in order to satisfy some
7 personal goal of a feather in a cap of an
8 elected official as they depart office?
9 Would this be responsible to the African
10 Americans that reside in the City? Like
11 our babies in Missouri, we must stand
12 boldly against racial discrimination.

13 And before I conclude,
14 Mr. Chairman, I would just like to read a
15 portion of those I indicated who were
16 unable to travel here because they are
17 low-wage workers and could not afford the
18 cost of travel. We do not have deep
19 pockets like Cordish.

20 We heard indicated that the
21 dress code in Philadelphia -- the dress
22 code of Cordish Companies will not be
23 maintained. We want to share with you
24 that there is a report here where it
25 continues in the other venues in the

1 11/16/15 - RULES - BILL 150643, etc.

2 United States of America.

3 Power and Light Entertainment
4 District, this is from Brian E. McGill,
5 and I will only read a small paragraph,
6 if the Committee will indulge. "I was
7 instructed if a white customer tried to
8 enter Mosaic but he violated one of the
9 dress code rules, I should tell him how
10 to fix it. Pull up your pants or tuck in
11 your gold chain. Then I was to let him
12 in. But if a black customer came to the
13 door with the same issue, I was supposed
14 to tell him how to fix it. I was
15 supposed to say, You don't meet the dress
16 code, and send him away. I asked the
17 head door guard about this one time, and
18 he said, The dress code sign is only
19 warning blacks." The dress code sign is
20 only for warning blacks. That's Brian E.
21 McGill.

22 Arthur Wayne Brown, he went to
23 the Human Relations Department, because I
24 remember in someone's testimony from
25 Cordish Companies today made reference

1 11/16/15 - RULES - BILL 150643, etc.
2 that they ain't never been written up by
3 any other governmental department, that
4 in fact Philadelphia Human Relations gave
5 them a shining approval. Well, we have a
6 Human Relations Civil Rights Division
7 report from Arthur Wayne Brown in Kansas
8 City that was filed February 20th, 2015
9 with the Human Rights -- Human Relations
10 Commission in Kansas City, Missouri.

11 And, finally, Fred --

12 COUNCILMAN GREENLEE: Excuse
13 me. That Human Relations, was that
14 decided yet or is that just pending?

15 MS. PEEBLES: I will tell you
16 one second, Mr. Chairman.

17 It appears that it is still
18 pending.

19 COUNCILMAN GREENLEE: Okay.
20 Proceed. Go ahead. Thank you.

21 MS. PEEBLES: Yes. And,
22 lastly, the testimony of Mr. Fred Wilson,
23 who unfortunately became ill, so he was
24 not able to travel with the contingency
25 of the Louisville representatives that

1 11/16/15 - RULES - BILL 150643, etc.
2 came here today, of which you will hear
3 from a resident, a patron. You will hear
4 from someone that has a legal suit with
5 Cordish, but everyone else have been
6 employees of Cordish at the 4th Street
7 Live! location. And Fred Wilson sends
8 his testimony to Council:

9 "I appreciate you taking the
10 time to hear my testimony today. I
11 sincerely hope that you will take what we
12 have to say to heart and you avoid making
13 the same mistakes our city government did
14 when they allowed Cordish to build and
15 operate its 330,000 square foot facility
16 in Louisville, Kentucky. As head of
17 security for Cordish at the 4th Street
18 Live, I had firsthand perspective on the
19 tactics Cordish used to ensure African
20 Americans were not allowed to enter into
21 the venue. And make no mistake, it was
22 clear to anyone working in security that
23 Cordish Companies did not want African
24 Americans to patronize their venue on a
25 consistent basis.

1 11/16/15 - RULES - BILL 150643, etc.

2 "I had regular conversations
3 with my supervisors where it was
4 determined before doors opened what kind
5 of clientele was to be allowed inside the
6 venue. For instance, if a country music
7 act was playing, I was told that I had to
8 very strictly enforce the dress code
9 against African American men. In these
10 and other instances during my job there,
11 I was told it was my job to limit the
12 number of African Americans that were
13 allowed in. Plenty of times, security
14 guards were reprimanded if they were
15 observed letting black people into the
16 facility.

17 "I recall an incident where
18 there was a pre-shift meeting for the
19 concert of country singer Montgomery
20 Geertz, and I was told, We have cowboy
21 boots and belts and we don't need Levi's
22 and Tims in this facility this evening.
23 I understood this to be a reference to a
24 popular fashion for black men. Further,
25 when whites would wear attire that

1 11/16/15 - RULES - BILL 150643, etc.

2 violated our official dress code, I was
3 told by a white supervisor, I'll take
4 over from here, at which point the white
5 patron would be admitted into the venue.

6 "One incident that was more or
7 less the straw that broke the camel's
8 back involved a handful of my fraternity
9 brothers who were driving up from
10 Mississippi and wanted to patronize 4th
11 Street Live! As head of security, I knew
12 that Cordish would always use and abuse
13 the dress code to deny entry by African
14 Americans into the venue. With this in
15 mind, I personally counseled my brothers
16 on the way from Mississippi that they
17 needed to dress -- how they needed to
18 dress to gain admission. Even though
19 they followed my advice to the T, they
20 were shockingly not admitted to the
21 venue. They definitely did not violate
22 the dress code. As far as I could see,
23 the only reason they were refused
24 admission was because they were black
25 men.

1 11/16/15 - RULES - BILL 150643, etc.

2 "As head of security, it was
3 obvious to me that there was a policy of
4 keeping blacks out and letting whites in.
5 It was humiliating and broke my heart. I
6 sincerely hope you learn from the
7 mistakes that we've made in Louisville
8 and not allow Cordish to build their
9 facility in your city."

10 In closing, I just want to say
11 to the Committee to thank you -- National
12 Action Network indeed thanks you for the
13 opportunity to allow us to present today,
14 as well as all those who will follow me.
15 One final comment is this: Like the
16 Jews, they have a saying that goes we
17 will never allow it to happen again. As
18 is true with us as African Americans in
19 this country, we will never, ever allow
20 racism to permeate against our people
21 again in this country. And I thank you
22 for the opportunity.

23 COUNCILMAN GREENLEE: Thank
24 you.

25 (Applause.)

1 11/16/15 - RULES - BILL 150643, etc.

2 COUNCILMAN GREENLEE: And
3 Ms. Peebles, any written thing you have,
4 if you want to submit it, we'll make it
5 part of the record.

6 MS. PEEBLES: Yes, sir. Thank
7 you.

8 COUNCILMAN GREENLEE: We'll
9 have everybody speak and then we'll have
10 questions, if we could.

11 Dr. Anderson.

12 DR. ANDERSON: Thank you very
13 much, Mr. Chairman, for the opportunity
14 to appear before the Rules Committee. I
15 am Dr. Bernard E. Anderson, the Whitney
16 M. Young, Jr. Professor Emeritus at the
17 Wharton School of the University of
18 Pennsylvania. I'm a fourth-generation
19 Philadelphian who grew up in South
20 Philadelphia, 15th and Christian. I'm an
21 economist who served as Assistant
22 Secretary of the U.S. Department of Labor
23 and was appointed by Governor Robert P.
24 Casey the first Chairman of PICA, the
25 fiscal oversight board for the City of

1 11/16/15 - RULES - BILL 150643, etc.
2 Philadelphia. I thank you for the
3 opportunity to present a special
4 perspective on the issue before the City
5 Council as you contemplate a zoning
6 change to permit this company to enter
7 Philadelphia.

8 Now, let me begin by saying
9 that I'm an old university professor
10 program for 50 minutes, but in the
11 interest of time, I will summarize my
12 remarks. I've submitted the entire
13 statement for your edification, and I
14 hope you will read it for the detail that
15 it provides.

16 Let me begin by saying that
17 Philadelphia is afflicted with racial
18 inequality in employment, income, and
19 wealth. It is broad, it is deep, and it
20 is persistent.

21 Nearly one-third of African
22 American families live in poverty
23 compared with less than half that rate
24 among white families. The median income
25 of African American families, about

1 11/16/15 - RULES - BILL 150643, etc.
2 \$27,000, is only two-thirds the \$43,000
3 among white families.

4 Racial disparity in family
5 income and poverty is rooted in the
6 employment experience. While nearly
7 equal proportions of African Americans
8 and whites are in the labor force, the
9 African American unemployment rate,
10 nearly 10 percent, is almost always twice
11 the unemployment rate among white
12 workers.

13 Only 20 percent of African
14 American out-of-school youth aged 14 to
15 21 have jobs compared with nearly 50
16 percent of similarly aged white youth.
17 When the numbers are adjusted for those
18 who dropped out of the labor force, the
19 jobless rate among black youth exceeds 50
20 percent. The racial disparity in wealth
21 or net worth shows the widest racial gap
22 in economic well-being. Based on
23 comparative income, homeownership,
24 national survey estimates of net worth, I
25 estimate that the median wealth of

1 11/16/15 - RULES - BILL 150643, etc.
2 African Americans in Philadelphia is less
3 than \$10,000 compared with nearly
4 \$100,000 among white families.

5 Most African American wealth is
6 concentrated in homeownership. That
7 means the racial disparity in
8 homeownership explains a large part of
9 the racial wealth gap. The recent
10 financial crisis and collapse of the real
11 estate market had a devastating impact on
12 black wealth. The disproportionately
13 high rate of home foreclosures and the
14 decline in home prices reduce black net
15 worth by nearly 40 percent compared with
16 17 percent for white families between
17 2008 and 2013.

18 Poverty and wealth inequality
19 not only worsens the quality of life for
20 thousands of families, they also
21 constrain economic growth and community
22 revitalization. Poverty limits consumer
23 spending, which drives two-thirds of
24 growth in GDP. Low net worth reduces
25 investment in income-generating assets,

1 11/16/15 - RULES - BILL 150643, etc.
2 the key method for building and
3 preserving wealth.

4 Business and government leaders
5 in Philadelphia are seeking ways to
6 increase the City's rate of economic
7 growth, but the economy will grow very
8 little as long as nearly one-half its
9 population is stuck in poverty.

10 Now, this description of
11 economic distress among African Americans
12 in Philadelphia is not new. The economic
13 and social condition of the African
14 American community was well documented in
15 the late 19th century by Dr. William
16 Edward Burghardt DuBois, the dean of
17 African American scholars, in his classic
18 study entitled "The Philadelphia Negro"
19 published in 1896. Following an
20 exhaustive collection of data on
21 employment, income, wealth, business
22 ownership, homeownership, health
23 conditions, and other social and economic
24 measures, Dr. DuBois laid bare the fact
25 that the City of Brotherly Love had

1 11/16/15 - RULES - BILL 150643, etc.
2 little affection for the African
3 Americans in its midst.

4 The sad fact is that the deep
5 economic disparities described by
6 Dr. DuBois over a century ago showed
7 little significant change by the early
8 21st century, when in 2007 the Urban
9 League of Philadelphia published its
10 report on the State of Black
11 Philadelphia. I commend that Urban
12 League report to you for your edification
13 on the economic and social conditions of
14 nearly half this city's population.

15 One is nearly thrust into the
16 pit of despair by the recognition that
17 this city seems so determined to keep its
18 foot on the African American's neck,
19 blocking or giving only tepid support to
20 virtually every effort black people have
21 made to improve their economic condition
22 and make their contribution to the City's
23 economic life.

24 What generates poverty? The
25 root cause of persistent economic

1 11/16/15 - RULES - BILL 150643, etc.
2 inequality and poverty is the lack of
3 access to income and income-generating
4 assets, the foundation for building
5 wealth. Banks in this city have long
6 denied fair access to mortgages for
7 homeownership and capital to build and
8 grow businesses. Commercial, industrial,
9 and financial business firms have
10 severely limited African American access
11 to well-paying management and executive
12 positions where one can accumulate
13 savings and investment to build wealth.
14 Some trade unions have long denied and
15 continue to deny black youth the
16 opportunity for membership, thereby
17 blocking their access to well-paying
18 jobs --

19 (Applause.)

20 DR. ANDERSON: -- even on
21 construction projects in the heart of the
22 black community.

23 And the public sector is not
24 without sin. We've seen tepid
25 enforcement of public policy to promote

1 11/16/15 - RULES - BILL 150643, etc.
2 equal economic opportunity and to break
3 down the barriers that block African
4 Americans from building wealth. The
5 public record is replete with examples
6 where African Americans were denied the
7 opportunity to compete on a level playing
8 field in pursuit of their economic and
9 financial interest. The Cordish case is
10 a classic example of the problem.

11 In the interest of fairness and
12 equity and in pursuit of equal
13 opportunity, I urge City Council to pause
14 and take a close look at the terms and
15 conditions under which the Cordish
16 Company will operate in the lucrative
17 gaming industry in Philadelphia. They
18 should be required to show minority
19 equity ownership, strong verifiable
20 minority group contracting opportunities,
21 and a significant number of employment
22 opportunities that pay at or more than
23 the living wage. They should also make a
24 commitment to be a partner in community
25 revitalization of economically distressed

1 11/16/15 - RULES - BILL 150643, etc.
2 areas in the City. And what is more,
3 they should be required to set specific
4 goals and timetables. Don't listen to
5 what they promise. Set goals and
6 timetables for the achievement of
7 specific outcomes and appoint an
8 independent oversight body to assure that
9 they meet those goals. Only then will
10 the Cordish Company contribute to rather
11 than exacerbate efforts to eliminate
12 racial inequality in Philadelphia
13 economics.

14 The challenge is great, but the
15 responsibility is clear. I thank you for
16 allowing me to express my views.

17 (Applause.)

18 COUNCILMAN GREENLEE: Thank
19 you, Reverend.

20 Reverend Moore, one second,
21 please.

22 I'm sorry. Please, whoever
23 would like to go next.

24 REVEREND HOLSTON: My name is
25 Reverend Gregory Holston. I'm the Pastor

1 11/16/15 - RULES - BILL 150643, etc.
2 of New Vision United Methodist Church at
3 Broad and Westmoreland Streets. I serve
4 as the Co-Chair of POWER's Economic
5 Dignity Team. POWER comprises 45
6 congregations in the City of
7 Philadelphia, representing 35,000
8 individuals who are dedicated to building
9 a city of opportunity that works for all.

10 Again, I've recently been named
11 national President and CEO of OIC of
12 America, a great organization advocating
13 for economic and racial justice in 38
14 affiliates in 22 states across the
15 nation.

16 Today here I am here on behalf
17 as my role as a pastor and not the
18 organizations I represent.

19 I will say that I have heard
20 the statements and I read the
21 statement -- let me put it this way. I
22 guess about two weeks ago, I was
23 approached by NAN to read the statements
24 of their investigation regarding the
25 Cordish Company. And to say the least, I

1 11/16/15 - RULES - BILL 150643, etc.
2 was quite shocked about these
3 allegations. And I would say
4 particularly the nature of the
5 allegations, for every organization may
6 have one or two or three bad apples who
7 do things in an appropriate way, but
8 however, this organization seemed to have
9 a pattern and a practice that went to the
10 very nature of their management of the
11 institution of their company, and that's
12 quite different when it's embedded in the
13 culture of the company. These
14 allegations as taken say that it's a part
15 of their natural business practice to
16 exclude African American patrons, to find
17 ways to exclude them, to trump up reasons
18 to exclude them from the casinos.

19 The use of white rabbits, as
20 they've indicated, as indicated by these
21 allegations, are simply appalling, but it
22 seemed like this was something that went
23 to the very top of the management of the
24 organization and, therefore, poisons the
25 entire corporation.

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2 What is also very difficult to
3 deal with is what Dr. Anderson just said.
4 The reality is, the poverty that lives in
5 our city is quite stark. We are still
6 the largest big city -- the poorest big
7 city in the nation. We are still having
8 40 percent of our children go to bed
9 hungry every night. We are still
10 involved with our schools underfunded and
11 underserved. We are dealing with two
12 Philadelphians, one that people call the
13 next great city and the other in the
14 deaths of poverty.

15 With that in mind, particularly
16 for African Americans, there are few real
17 wealth-producing opportunities, and here
18 is one that our Council, that our
19 leaders, that our political leaders
20 actually have a say in creating, a
21 wealth-producing opportunity as I looked
22 at Parx and SugarHouse whose net profit
23 is somewhere around \$200 million a year.
24 If you take that over the 20-year period
25 that we've been talking about, that

1 11/16/15 - RULES - BILL 150643, etc.
2 leaves us close to some \$4 billion worth
3 of profit. That is simply a great deal
4 of profit that is not going back
5 necessarily into the City of Philadelphia
6 in an equity way, that could go to build
7 African American banks, could go to build
8 African American small businesses, could
9 go to build African American communities
10 in a stronger way if there was an equity
11 position in the company.

12 And so here I'm twixting
13 between I'm dealing with a company that
14 has a racial history through these
15 allegations that's quite detailed, and
16 quite scary in fact, and I'm also losing
17 an opportunity for real building of
18 African American wealth in the poorest
19 big city in the nation.

20 These two situations have
21 compounded this discussion, and on top of
22 that, there's discussion of a fast track
23 for this, without a full discussion and a
24 full detailed hearing of all the
25 allegations and the effect of choosing

1 11/16/15 - RULES - BILL 150643, etc.
2 someone who is not from Philadelphia, who
3 has no equity -- has no African American
4 equity partner.

5 I really want to implore you
6 today. I really want to get you to think
7 today a little bit longer about the fact
8 that if you just wait a little bit, that
9 nobody is missing if it's another month
10 that goes by or two months go by, and do
11 your own independent investigation of
12 these allegations. Don't take our word
13 for it. Don't take Cordish's word for
14 it. Don't take Black Clergy's word for
15 it. Don't take anybody's word for it.
16 Take your own investigators out there,
17 talk to these people directly, not just
18 in a hearing but under oath, get your own
19 people involved, and come back after a
20 month or two and see what you have to
21 say. And if your allegations -- if you
22 find that the allegations are unfounded,
23 then that's understandable, but at least
24 you have met your full responsibility of
25 Council. Because this particular

1 11/16/15 - RULES - BILL 150643, etc.
2 situation, if you allow this to go
3 through and these kind of allegations are
4 actually true, we may be actually funding
5 the very people who are against the very
6 growth and development of the African
7 American community in this nation.

8 (Applause.)

9 REVEREND HOLSTON: Thank you
10 very much.

11 COUNCILMAN GREENLEE: Reverend
12 Moore, please. Thank you.

13 REVEREND MOORE: Mr. Chairman
14 and members of the Committee, my name is
15 Reverend William B. Moore and I am Pastor
16 of the Tenth Memorial Baptist Church in
17 North Central Philadelphia and also a
18 past President of Black Clergy of
19 Philadelphia and Vicinity. I do
20 appreciate the opportunity to address
21 this Committee as you consider the
22 responsibilities that you have for giving
23 the green light or whatever light you
24 give to this company.

25 I have had the opportunity to

1 11/16/15 - RULES - BILL 150643, etc.
2 take a more thorough look at Cordish and
3 their business practices over time. In
4 the five cities that they operate, there
5 are instances of unfair treatment towards
6 the minority community. During the
7 course of this hearing, you will hear
8 from some of those persons who have
9 received the treatment that I have
10 referred to.

11 A good indication of an
12 unhealthy practice when a company's
13 character is called into public question
14 is to use money to engender goodwill. It
15 is commendable that many are the
16 recipients of these grants or their
17 largesse. I am sure that there are those
18 who will benefit from their service.
19 While money can work wonders, it does not
20 erase the flawed business practices or
21 time-used method used over and over again
22 in dealing with communities of color. I
23 think when we analyze the net revenue of
24 this company, the grants that these
25 community organizations receive is a very

1 11/16/15 - RULES - BILL 150643, etc.
2 small piece of the pie.

3 One of the things that we do
4 need to consider, it is unconscionable
5 when we talk about the business practices
6 that when those who come to represent the
7 company are of one gender, that we have
8 to call in question where are the women.
9 It is a good indication of how this
10 company has done business over time.

11 We certainly do need to
12 consider a living wage. Twelve dollars
13 an hour is better than nothing, but it is
14 hardly a living wage. And I think as we
15 invite companies to this city, that we
16 ought to begin to see a dent in the
17 staggering 26 percent poverty rate of
18 this city. It is totally unacceptable,
19 and that we ought to require this company
20 not only to give persons a living wage,
21 but we also ought to give those who
22 qualify a path to the middle class, that
23 they ought not have to continue to sink
24 further and further, creating a larger
25 class of poverty. It is totally

1 11/16/15 - RULES - BILL 150643, etc.
2 unacceptable.

3 The biggest issue that I call
4 to your attention is -- to this Committee
5 is the matter of fair administration of
6 justice across the board. I encourage
7 oversight. I encourage monitoring. But
8 I also agree with Dr. Anderson that it
9 ought to be an independent process, that
10 we ought not put the fox in charge of the
11 the henhouse. I encourage this Committee
12 to carefully examine past contracts, past
13 services to see who have been the
14 recipients of those and how it has begun
15 to change the needle of poverty in the
16 communities that they exist.

17 Philadelphia is a unique and a
18 different community from Baltimore, from
19 Kansas City, from Tennessee.
20 Philadelphia has the unique distinction
21 of being the city among ten larger cities
22 of having the largest poverty rate, and
23 that is, again, unacceptable.

24 While I'm confident that if
25 properly vetted, Cordish will make a good

1 11/16/15 - RULES - BILL 150643, etc.
2 company and a good community partner.
3 However, when we consider the long-term
4 impact of your decision, I would
5 encourage the Committee to take the time
6 to properly vet the concerns that have
7 been raised, the practices that are
8 ingrained in the culture of this company,
9 that this decision is too important to
10 rush to a timeline, that we need to take
11 the time that is necessary, because your
12 decision will impact this city and this
13 region for years and decades to come.

14 Thank you, Mr. Chairman and
15 members of this Committee, for the
16 opportunity that you've allowed me to
17 testify in this very important matter.

18 COUNCILMAN GREENLEE: Thank
19 you, Reverend Moore.

20 Ms. Bell, before you go,
21 because after Ms. Bell, we're going to
22 take a very short break for the
23 stenographer, but Ms. O'Connell, please
24 read the names of the next panel as we
25 keep moving as quickly as possible.

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2 THE CLERK: Rodney Muhammad,
3 President of the NAACP, and
4 representatives from the African American
5 Chamber of Commerce and the Asian
6 American Chamber of Commerce.

7 COUNCILMAN GREENLEE: They'll
8 be next after we take a short break, but
9 Ms. Bell, if you please.

10 MS. BELL: Thank you,
11 Mr. Chairman. I'm here -- my name is
12 Joann Bell and I'm here today in a former
13 capacity --

14 COUNCILMAN GREENLEE: Little
15 closer to the microphone, please.

16 MS. BELL: I'm here today in a
17 former capacity, the former Affirmative
18 Action Officer for the City of
19 Philadelphia, the former Executive
20 Director for the Governor's Advisory
21 Commission on African American Affairs.

22 Elizabeth Warren, Senator,
23 said, The game is rigged, where 10
24 percent of the population holds 90
25 percent of the wealth. I sit here today.

1 11/16/15 - RULES - BILL 150643, etc.

2 I've listened to the presentation and saw
3 that on display this morning.

4 We have to take responsibility
5 that poor people can't hire lobbyists.
6 They can't make big presentations. They
7 can't defend themselves against
8 allegations of discrimination without the
9 dollars, and they can't compete, because
10 the argument here is a David and Goliath
11 argument. They're never going to win
12 this argument. They don't have the money
13 to win this argument today.

14 But we can be on record to say
15 that when they go into the voting booth,
16 they vote for you to look out for their
17 best interest.

18 Philadelphia can't be a city
19 with 26 percent poverty without
20 collusion. It can't be in this position
21 if somebody is not helping it be there.
22 And every time we close our eyes to
23 people who come in and throw cash around
24 for our silence, then we continue to
25 perpetuate the poverty that exists. And

1 11/16/15 - RULES - BILL 150643, etc.
2 some of us get tired and some of us get
3 fed up.

4 The Gaming Board chose an
5 organization in a city with 60 percent
6 minority population that has zero
7 minority equity. The Gaming Board that
8 chose that had no minorities. In fact,
9 on the Pennsylvania Gaming Control Board,
10 there has only been two minorities in its
11 ten-year history, and they served for a
12 very short period of time.

13 Out of the 14 licenses issued
14 by the Pennsylvania Gaming Control Board,
15 none, zero across the state went to
16 minorities, and the one that was given,
17 it was given to a company that it was
18 presumed that they couldn't do it and so
19 they never held real ownership and it
20 reverted back in the hands of a majority
21 company.

22 I was once asked by someone,
23 Why does Philadelphia have so few
24 minorities of means, businesses and
25 companies? It doesn't happen off of a

1 11/16/15 - RULES - BILL 150643, etc.
2 happenstance. It happened because you're
3 shut out, and this is an example of how
4 you get shut out. And then once you're
5 shut out, the chosen company can come
6 back and buy all of the silence.

7 We need people to start
8 representing the people of the City of
9 Philadelphia and their entire interest.

10 (Applause.)

11 MS. BELL: Not just West
12 Philly, not just South Philly. The
13 interest of minorities in the City has to
14 be represented, and it starts with City
15 Council.

16 Thank you.

17 (Applause.)

18 COUNCILMAN GREENLEE: Thank
19 you.

20 No other questions or comments?

21 (No response.)

22 COUNCILMAN GREENLEE: Thank you
23 all very much. We're going to take a
24 very short break for the stenographer,
25 and then that panel that we just called,

1 11/16/15 - RULES - BILL 150643, etc.
2 please come forward, get ready. Thank
3 you all.

4 (Short recess.)

5 (Witnesses approached witness
6 table.)

7 COUNCILMAN GREENLEE: Can we
8 get started again, please. Please. That
9 means everybody got to be quiet. Thank
10 you.

11 Thank you. Thank you very
12 much. I said it was going to be a short
13 break, because we want to keep moving.
14 We got a lot of people.

15 Mr. Bradley, please identify
16 yourself and proceed, please.

17 MR. BRADLEY: Good afternoon.
18 My name is Steven Scott Bradley. I'm
19 Chairman of the African American Chamber
20 of Commerce in Philadelphia.

21 COUNCILMAN GREENLEE: Good
22 afternoon.

23 MR. BRADLEY: I'm here to state
24 that on behalf of the African American
25 Chamber of Commerce, we would like to

1 11/16/15 - RULES - BILL 150643, etc.
2 express our support for the Parx Casino
3 and the Cordish Companies. We have had a
4 long-term relationship with Parx Casino.
5 Also I was one of the individuals invited
6 to serve on the Advisory Council, and I
7 look forward to contributing. And also
8 Parx has been a great partner for the
9 African American casino for the last
10 several years. We have had several
11 development and employment opportunities
12 at the Parx Casino, and we expect this
13 relationship to continue to grow.

14 So I'm here to lend the support
15 on behalf of the African American Chamber
16 of Commerce.

17 Thank you very much.

18 COUNCILMAN GREENLEE: Thank
19 you, sir.

20 Mr. Muhammad, would you like to
21 go, please.

22 MR. MUHAMMAD: Yes. Are you
23 able to hear me?

24 COUNCILMAN GREENLEE: Yes.

25 MINISTER MUHAMMAD: First, let

1 11/16/15 - RULES - BILL 150643, etc.
2 me say I want to thank City Council for
3 this vetting process. I think it's
4 always good to work through things to get
5 after the truth.

6 I am a person, number one,
7 who --

8 COUNCILMAN GREENLEE: Could you
9 just officially identify yourself just
10 for the record.

11 MINISTER MUHAMMAD: I'm
12 Minister Rodney Muhammad, President of
13 the Philadelphia NAACP. Sorry about
14 that.

15 I'm a person that wants the
16 whole truth, nothing but the truth, so
17 help you God. So if allegations may have
18 any truth to them, I say, well, for me,
19 they are half truths, if they be true.
20 And a half truth is worse than a lie any
21 day in my book.

22 So let me start by saying
23 first, poverty is present in the City of
24 Philadelphia and this hotel casino is not
25 even up yet. If we're already in

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2 poverty, it's showing that we're already
3 working under some poor model and we
4 really need to look at the existing
5 companies that we have if we're already
6 in poverty and poverty has increased over
7 the last eight years in the City of
8 Philadelphia. One company is not going
9 to make the difference. It's going to
10 take a host of companies. And if we let
11 all the other companies get a free ride,
12 vetting one company won't bring about the
13 remedy to our poverty situation.

14 Number two, much of the
15 allegations are not dealing with how much
16 people are making. I thought the
17 allegations were about people who wanted
18 to spend their money and weren't allowed
19 to go in a place to spend their money.
20 Those were the allegations that I
21 received.

22 I also have received a call
23 from some officers from the National
24 Action Network, and the big question mark
25 is, Why isn't the Reverend Al Sharpton

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2 sitting here today? Because he's the
3 type of man that would get on a plane or
4 get down the turnpike, and as the person
5 over the National Action Network, he
6 would certainly be here, and I think
7 there's a big reason that he's not
8 sitting here today. And I won't go into
9 the contents of the conversation that I
10 received, but I don't think you can
11 expect him to be sitting here after their
12 investigation of the Cordish Company.

13 I was not approached by
14 disgruntled employees, neither was I
15 approached by patrons who had claimed to
16 be mistreated in any of the facilities
17 owned and/or run by the Cordish Company.
18 I was approached by a gentleman from
19 Metropolitan Strategies. From what I
20 know, he had never been in the facility.
21 He had never been mistreated in the
22 facilities, but yet he had a great
23 interest in what he said were incidents
24 of racial treatment against people of
25 color; namely, African Americans, in the

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2 facilities owned and operated by the
3 Cordish Company.

4 I then engaged with him and a
5 team of lawyers that wanted to do
6 something about the zoning of the Cordish
7 Company in this city. I said, Well, if
8 there's going to be zoning and that's the
9 final step, maybe we want to put the
10 brakes on so that we can alert the
11 public, number one, and make a way that
12 we can have such a vetting process as
13 this.

14 I learned in that whole process
15 from the national office of the NAACP
16 that there were other branches of the
17 NAACP that was already working with the
18 Cordish Company. I contacted St. Louis
19 to investigate that relationship, and it
20 was a working relationship. I was also
21 by Adolphus Pruitt, who is present with
22 us here today, invited to talk to some of
23 the people in government there with St.
24 Louis, who also agreed that they had a
25 working relationship with Cordish Company

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2 and that the communities of people of
3 color were beginning to benefit from this
4 kind of model that they were using. I
5 also was directed to the President of the
6 NAACP, Anita Russell, who is President
7 there in Kansas City, who also agreed
8 that they had a good working relationship
9 with the Cordish Company.

10 I received a phone call from
11 the former President/CEO of the national
12 NAACP office of Ben Jealous, who put me
13 in contact with the Cordish family, that
14 I could sit down with them.

15 Now, number one, I was going to
16 have a press conference. I tell you, a
17 weak black man with a computer is very
18 dangerous. I never called off the press
19 conference. I contacted the lawyers that
20 approached me. I contacted Metropolitan
21 Strategies that approached me, and I
22 said, Look, I have received a call from
23 Reverend Gill Ford, my unit
24 administrator, cautioning me to at least
25 first meet with Mayor Michael Nutter.

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2 And I said, Well, I'll do better than
3 that, I'll meet with the Cordish family.
4 But he wanted me to do that before the
5 press conference.

6 So I called Mr. Ortiz from
7 Metropolitan Strategies. I contacted the
8 lawyers right here in Philadelphia and I
9 said, Look, I will not be speaking at the
10 press conference in the morning, but I
11 will go down there to City Hall and I
12 will be there, but I just won't be
13 speaking. You can go on with the press
14 conference. And I meant to mention that
15 OIC was supposed to be a part of that
16 press conference. Well, when I arrived
17 here at City Hall to meet the press to
18 let them know I wouldn't be speaking, I
19 found out I was the only one here. No
20 one else was here.

21 I began to be questioned by the
22 press about four, five to six quotes of
23 things I never said. Well, we found out
24 that Mr. Ortiz from Metropolitan
25 Strategies had tied these statements to

1 11/16/15 - RULES - BILL 150643, etc.
2 me and put them out in the media as an
3 advisory, but they were things that I had
4 never said.

5 I'm not going to say anything I
6 can't say twice and I can't own, but I
7 didn't need someone to speak for me. So
8 I began to get a little suspicious about
9 how anxious this person was to have me
10 come out against the Cordish Company. So
11 I investigated Metropolitan Strategies,
12 and lo and behold, I found out that the
13 founder of Metropolitan Strategies
14 started his career off as a Strategic
15 Director for Public Affairs for Unite
16 Here, a union that was trying to get --
17 to become the union representing the
18 employees of the Cordish Company. I
19 believe the employees voted for someone
20 else.

21 So from that point on,
22 following direction of Reverend Gill
23 Ford, I began to deal with this company
24 through the lens of the NAACP office in
25 St. Louis, Kansas City, and Baltimore,

1 11/16/15 - RULES - BILL 150643, etc.
2 respectively, and we have had a working
3 relationship through this process. They
4 have agreed to the same kind of model
5 that is in St. Louis and Kansas City
6 where we have an Advisory Council
7 representing the broad base of the
8 community, and I'm comfortable with that,
9 because anything that does not come out
10 right, we should be able to correct it
11 and make sure that it does.

12 And so I'm hoping for a good
13 working relationship to help produce jobs
14 and have some impact in that councilmanic
15 district and the City of Philadelphia,
16 and I hope that this model will become a
17 standard that some of these other
18 companies that have been given a free
19 pass can start coming under such a model
20 as this one.

21 Thank you very much for your
22 time.

23 COUNCILMAN GREENLEE: Thank
24 you, sir. Thank you.

25 (Applause.)

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2 COUNCILMAN GREENLEE: Ma'am,
3 please identify yourself and proceed.
4 Speak right into that microphone.

5 MS. FAUSTINO: Thank you. My
6 name is Mary Faustino. I'm with the
7 Asian American Chamber of Commerce of
8 Greater Philadelphia. This Chamber has
9 been in existence since 2004 and serves
10 the Asian American community in the
11 Delaware Valley. Our goal and mission is
12 to advocate on behalf of minority
13 businesses, pursue accountability for
14 increased business opportunities, and
15 educate disadvantaged businesses through
16 forums and workshops. We serve our
17 members through contributions from
18 corporations to set up networking and
19 educational sessions.

20 Parx Casino has been our
21 supporter, and we seek their continued
22 support for years.

23 This session today to me was
24 very informative, and I apologize that I
25 didn't have information for our City

1 11/16/15 - RULES - BILL 150643, etc.
2 Council in reference to our Asian
3 community, in reference to how many
4 businesses we have and how we are
5 progressing very, very good. So I hope I
6 will have the opportunity to come back
7 and tell you, because I'll be happy to do
8 that, because I have the statistics.

9 Thank you very much.

10 COUNCILMAN GREENLEE: Okay.

11 Thank you. Thank you very much.

12 Sir, before you start, I'm
13 going to have Ms. Marconi name the next
14 panel. We're going a little out of order
15 in what I have here, just so they're
16 ready.

17 Ms. Marconi.

18 THE CLERK: Maya Williamson,
19 William Murrell, Henry Pullen, Jr.,
20 Fredganol Wilson, and Shelton McElroy.

21 COUNCILMAN GREENLEE: So if
22 they could be ready to come up right
23 after this panel is finished.

24 Sir, I'm sorry. Please.

25 MR. PRUITT: Mr. Chairman,

1 11/16/15 - RULES - BILL 150643, etc.
2 members of the Committee, my name is
3 Adolphus Pruitt. I'm the President of
4 the St. Louis NAACP. I'm the First Vice
5 President for the Missouri NAACP. My
6 background and expertise is in economic
7 development, economic empowerment, and I
8 want to share with you the experience we
9 have shared with dealing with the Cordish
10 Company and their development in not only
11 the St. Louis metropolitan area in the
12 City of St. Louis but in the greater St.
13 Louis metropolitan area overall.

14 And if you would allow me too,
15 let me say this, sir, as a reference for
16 background for my comments: We have,
17 over the past ten years, prepared at
18 least six different white papers on
19 dealing with economic empowerment for
20 minorities and especially African
21 Americans not only in the State of
22 Missouri but in St. Louis, resulted in
23 policy changes on the state level as it
24 relates to the Low-Income Housing Tax
25 Credit (unintelligible), as it relates to

1 11/16/15 - RULES - BILL 150643, etc.
2 the Missouri Development Finance Board on
3 how it -- matter of fact, as of 2014,
4 minority participation statewide based on
5 our policy change resulted in \$223
6 million in participation with minorities.
7 On the Low-Income Housing Tax Credit side
8 statewide, our emerging business practice
9 that they adopted has resulted in minimum
10 65 percent of all applications
11 participating at a rate of some close to
12 \$300, \$350 million across the State of
13 Missouri. We have also arranged for the
14 participation of minorities in the
15 growing biosciences field in the City of
16 St. Louis, and we rewrote the City's
17 policy for First Source. And last, but
18 not least, it was the bill that we
19 crafted with our local Board of Aldermen
20 that led to what we call the paradigm
21 shift in how we do business in St. Louis,
22 and actually Cordish Development Ballpark
23 Village was instrumental because we wrote
24 into the bill the implementation of our
25 St. Louis agency on training and

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2 employment, which gave them an office
3 within the development and got them on
4 the ground from the start. The end
5 results being 1,500 employees, 746 of
6 them African Americans, quarterly income,
7 wages that are going home to those
8 African American families, an average of
9 a little more than \$3 million on a
10 quarterly basis that's going home to
11 those families.

12 The reason why I say all of
13 that is because in theory, beyond the
14 shadow of a doubt, economic-based theory
15 holds that communities must have income
16 in order to prosper. Mr. Chairman,
17 members of the Committee, when that does
18 not happen, those communities suffer
19 catastrophic adverse outcomes, poor
20 health outcomes, poor education
21 attainment, high crime, high poverty. It
22 is those jobs that is the lifeblood to
23 resolving the issues that plague most
24 communities, whether they are communities
25 suffering from poverty, especially in

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2 urban areas, whether they're minority
3 communities or the majority communities.

4 At the end of the day,
5 household income is what drives the
6 vitality of these individuals that live
7 in the households and, more than
8 anything, it provides the nucleus for
9 building a family. It provides the
10 nucleus for those families to grow and
11 have those educational opportunities, and
12 that's what we've been able to focus on
13 dealing hand in hand with the Cordish
14 Company.

15 Our first conversations were
16 very simple things that we asked, and,
17 that is, is that we have a mission to
18 ensure that there's a level playing field
19 and there's a fair share of the resources
20 that will be generated from the economic
21 activity to the minority community. And
22 the question is not if it's going to
23 happen, but the question is how do we
24 work in partnership to ensure that it
25 happens. And to the same degree, we will

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2 say this: We trust, but we verify. We
3 trust, but we verify. And everything we
4 have done with Cordish has proved out to
5 do exactly what it is that they've agreed
6 to do with us, and in some cases, we have
7 learned some things and in some cases we
8 think that we have talked down some
9 things as it relates to dealing with this
10 issue.

11 I would say this sort of in
12 closing, is this: The position we take
13 is not if we want the economic vitality
14 to come to our community, not if we want
15 the jobs. We want all of that, because
16 the African American community,
17 especially the one I come from, is
18 hemorrhaging. It is hemorrhaging, and we
19 need to stop the bleeding. And so the
20 jobs -- so it's not if we want them. The
21 question is how do we work in partnership
22 to make it happen, and that's what we've
23 been doing for the past couple of years,
24 and we are extremely, extremely grateful
25 for the relationship and the partnership.

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2 And last, but not least, I know
3 we've heard about all these things from
4 all these other places. I'm also the
5 Vice Chair of the Black Leadership
6 Roundtable and I serve on the Council
7 with MOKAN, which is the Minority
8 Contractors Association, CBTU, Coalition
9 of Black Trade Unions, UAP0, Universal
10 African People's Party, CORE and many
11 other groups who represent all of the
12 major African American advocacy groups in
13 the City of St. Louis, and we have not,
14 we have not had no complaints as it
15 relates to entry, as it relates to unfair
16 treatment from any employee or any patron
17 involved in Ballpark Village to date.
18 Not one. It is something that just has
19 not happened.

20 COUNCILMAN GREENLEE: Thank
21 you, sir. Thank you.

22 Ma'am, were you going to
23 testify too?

24 MS. BILAL: Good afternoon.

25 COUNCILMAN GREENLEE: Good

1 11/16/15 - RULES - BILL 150643, etc.
2 afternoon.

3 MS. BILAL: I'm Rochelle Bilal,
4 the Secretary of the Philadelphia branch
5 of the NAACP since 2003, also the
6 President of the Guardian Civic League
7 and the Vice Chair of the National Black
8 Police Association.

9 I just want to say this: I
10 don't think anybody here today does not
11 want Cordish to operate in the City.
12 They want Cordish to operate better. I
13 think the National Action Network played
14 a part in this, and I think all of the
15 other organizations play a part in making
16 sure that any company that comes into
17 Philadelphia is a company that's going to
18 operate on the behalf of the citizens of
19 the City and to be operated better.

20 I think they brought some
21 things to the attention of everybody, and
22 I think your Committee is intelligent
23 enough to know how to deal with those
24 issues.

25 Thank you for having this

1 11/16/15 - RULES - BILL 150643, etc.
2 Committee, and we appreciate all that you
3 do.

4 COUNCILMAN GREENLEE: Thank
5 you. Thank you.

6 Councilman Johnson -- hold on.
7 Councilman Johnson just had a question or
8 statement.

9 COUNCILMAN JOHNSON: I just had
10 a question for the gentleman from the St.
11 Louis NAACP.

12 So during your tenure in your
13 leadership position in St. Louis, you
14 mentioned that, to your knowledge, there
15 hasn't been any documented forms of
16 racial discrimination, any forms of
17 patrons being ejected as a result of the
18 dress code that has been reported to the
19 NAACP in St. Louis for you guys to look
20 into?

21 MR. PRUITT: Not only not the
22 NAACP but all the other black advocacy
23 groups that I serve on the Council with.
24 None of us, none of us have run into
25 anything like that at all in St. Louis.

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2 Not at all. Not on the construction
3 side, not on the permanent employment
4 side. As a matter of fact, what was
5 unique was that after Cordish finished
6 the project, we discovered that one of
7 the biggest issues for growing the
8 capacity of minority contractors was
9 access to capital. So it was based on
10 those findings that we went back to
11 corporate St. Louis and said we need to
12 create a construction loan fund that has
13 the ability to do low-interest loans just
14 to these minority contractors so we can
15 expand them. The first person we went to
16 was Steve Fu (ph). We have a good
17 relationship with them. They put up 5
18 million. We went to everybody else and
19 we also went to Cordish, and all of the
20 corporations came together, and as of
21 March of this year, we have a \$10 million
22 construction loan fund that did not exist
23 in the St. Louis area that is doing loans
24 up to a million dollars to minority
25 contractors.

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2 (Applause.)

3 COUNCILMAN GREENLEE: Thank
4 you.

5 Hold on. Nobody is yelling out
6 from the audience. Okay? We've been
7 doing well so far. Nobody is doing that.
8 All right?

9 COUNCILMAN JOHNSON: I just
10 wanted to get some clarity, because,
11 again -- and we're going to hear from
12 individuals with the allegations and so
13 forth. And, again, to the best of my
14 ability, you know -- and I take the
15 allegations seriously. So regardless of
16 what folks say and who get what from the
17 company, I get nothing, but for the
18 record -- and I have a track record of
19 advocating, because I come from probably
20 one of the poorest neighborhoods in the
21 City of Philadelphia. So I have a track
22 record and I don't have to prove that
23 track record, because it speaks for
24 itself. But nevertheless, I wanted to
25 get some understanding of what was

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2 actually taking place in the St. Louis
3 area, because, again, this company has
4 been in South Philly in my district since
5 I first got elected in 2011, 2011 until
6 today, and I had not one person come to
7 my office with the allegations. So I
8 wanted to really get an understanding
9 from yourself being from St. Louis,
10 because St. Louis is not the same as
11 Philadelphia. Politics may be different.
12 People may approach things differently.
13 So I really wanted to hear the dynamics
14 of the St. Louis NAACP addressing
15 allegations, were there any allegations,
16 and how you were dealing with the issue
17 as a whole. That's it. But thank you
18 very much, sir.

19 COUNCILMAN GREENLEE: Thank you
20 all very much. Thank you.

21 I think Ms. Marconi called the
22 next panel. You heard the names. Please
23 come forward.

24 THE CLERK: Maya Williamson,
25 William Murrell, Henry Pullen, Jr.,

1 11/16/15 - RULES - BILL 150643, etc.

2 Fredganol Wilson, and Shelton McElroy.

3 COUNCILMAN GREENLEE: Are you
4 coming up?

5 Come on, come on, come on, come
6 on.

7 (Witnesses approached witness
8 table.)

9 COUNCILMAN GREENLEE: If
10 there's any conversation, it has to go
11 outside, please. We're doing well so
12 far. That's it. Okay?

13 Whoever would like to go first.
14 Ma'am, you're there, so if you want to
15 start. Please identify yourself. Speak
16 right into the microphone, please, and
17 please proceed.

18 There were five names called.
19 There's only three here; is that right?

20 MS. PARKS: Shelton McElroy
21 should be here.

22 COUNCILMAN GREENLEE: Hold,
23 hold, hold. Please.

24 MS. PARKS: Is Shelton McElroy
25 in the house?

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2 COUNCILMAN GREENLEE: We're
3 doing well so far. Any other name that
4 got called that want to come up? That
5 got called.

6 MS. WILLIAMSON: We are waiting
7 for Shelton McElroy.

8 MS. PARKS: He'll probably be
9 coming in.

10 COUNCILMAN GREENLEE: Okay.
11 All right. Please.

12 MS. PARKS: Would you like me
13 to proceed, Mr. Chairman?

14 COUNCILMAN GREENLEE: Please.

15 MS. PARKS: Good afternoon,
16 Mr. Chairman and members of the City
17 Council of Philadelphia. My name is
18 Kathleen Parks and I am the President of
19 the National Action Network Louisville
20 Metro Kentucky State Chapter. The
21 National Action Network was founded in
22 1991 by our Founder and CEO, Reverend Al
23 Sharpton. And in response to the local
24 NAACP President -- I forget his name --
25 Reverend Al Sharpton trains his leaders

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2 very well. We can handle it. And so
3 Ms. Paula Peebles, who was the
4 Chairperson of the local NAN chapter
5 here, is very well equipped, and so am I.
6 I just wanted to put that into the
7 record.

8 (Applause.)

9 MS. PARKS: It is with great
10 reflection and sadness that after 265
11 years of slavery from 1620 to 1865 in
12 North America, then Jim Crow from 1877
13 through the mid 1960s, here we are, fast
14 forward in the 21st century dealing with,
15 as Michelle Alexander writes about in her
16 book entitled "The New Jim Crow." These
17 new Jim Crow racist tactics that permeate
18 through public accommodations that were
19 protected by the landmark Civil Rights
20 Act enacted on July 2nd, 1964
21 unfortunately are still occurring. A
22 modern-day reported example of this new
23 Jim Crow is with unfortunately the
24 Cordish Corporation.

25 Over a ten-year period, there

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2 have been numerous complaints of racial
3 discrimination since the inception of 4th
4 Street Live! in Louisville, Kentucky.
5 One human example in particular is
6 Shelton McElroy -- he's going to be
7 speaking very soon -- whom I know that
8 possesses the highest moral character of
9 any individual I have run across in my
10 lifetime. Both his personal and his
11 professional reputation was damaged
12 simply because he walked into an
13 establishment known as Sully's and was
14 accused of being in violation of a dress
15 code after paying his fee and entering
16 the establishment.

17 There have been other cases as
18 well which have resulted in a class
19 action lawsuit of racial discrimination
20 practices against Cordish. Cordish
21 simply brushes itself off by saying that
22 these are third-party establishments.

23 Moreover, several civil rights
24 groups have received contributions such
25 as the local NAACP of Louisville,

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2 Kentucky and have virtually ignored the
3 allegations of the plaintiffs. They give
4 hush money to groups in my city to turn a
5 deaf ear, so to speak, to the cries of
6 discrimination in its employment and
7 custom relations practices.

8 In fact, Cordish is now saying
9 in Philly there will be no dress code.
10 Wow. Do you think they are finally
11 realizing that there just may be some
12 truth in how their businesses have poorly
13 treated African Americans in Louisville,
14 Kentucky?

15 As a matter of fact, blacks in
16 Louisville just don't visit the 4th
17 Street Live! location for fear of
18 physical reprisal, leading possibly to
19 their arrest.

20 Simply stated -- and I own a
21 home in Louisville. If I rent out a
22 house that I own -- I'm just giving you
23 an example -- to a third party and that
24 third party does something illegal in the
25 community, I as a homeowner could be

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2 liable if I know about it and do nothing
3 about it, so as it is with Cordish.

4 How long will they just refuse
5 to atone? Atonement means an amends or
6 reparation for an injury or wrong. When
7 are they going to hold themselves
8 accountable and responsible for the hurt
9 they have inflicted upon citizens who
10 simply wanted to patronize a public
11 establishment in their hometown?

12 Inasmuch as Cordish is reaching
13 out to be more inclusive as they endeavor
14 to build a massive casino in
15 Philadelphia, until these hurtful racist
16 acts are acknowledged and settled, I do
17 not think it would be in the best
18 interest of the City of Philadelphia or
19 other cities like Baltimore, Kansas City,
20 and Louisville that they have business
21 interest in to continue to accommodate
22 their bad for-profit revenue business
23 racial discriminatory practices against
24 African Americans.

25 Thank you very much.

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2 (Applause.)

3 COUNCILWOMAN TASCO: Good
4 afternoon. Would you state your name for
5 the record, please. Are you going to
6 testify now?

7 MR. McELROY: Yes, ma'am, I am,
8 Ms. Cindy Bass [sic]. I'm Shelton
9 McElroy. We've heard a lot about
10 business and I just want to talk about
11 people. So Cordish runs 4th Street Live!
12 in the City of Louisville, and in our
13 community, Cordish has trampled on black
14 bodies. Security guards have stomped and
15 thrown black men to the ground as black
16 men are denied entry into their
17 facilities and spaces. These are humans.

18 This is what you all's practice
19 of racism does to humans. This is not
20 this big idea of a business that comes
21 down. You all plopped down in a black
22 community, what was formerly the
23 Galleria. Was it the most vibrant? No,
24 it wasn't. It was a struggling business,
25 and you all plopped down and you all

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2 created a homogeneous place and you all
3 were unwelcoming to us. And we're
4 humans. And you mistreated us over and
5 over and over.

6 2006 lawsuits started coming
7 out against Cordish.

8 This is not an isolated
9 incident, what you all did in Louisville.
10 You all sit there and propagate and say
11 all of these things about how innocent
12 you all are and how people have motives
13 and all of this. I have no motive. I
14 have a lawsuit currently pending. This
15 will destroy that. I didn't never as a
16 child think, Oh, I'm going to be
17 successful because of a lawsuit. I sued
18 you because you destroyed and humiliated
19 me. That's why I sued you. And then
20 when you did it, you, who blame it on a
21 third party, had no acknowledgment, no
22 reaching out to me saying, Hey, what
23 happened? We're going to investigate
24 both sides. Why not? Why wouldn't you
25 investigate your third-party people?

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2 COUNCILWOMAN TASC0: You ought
3 to address the Committee, sir. Thank you
4 very much. Would you address the
5 Committee. Thank you.

6 MR. McELROY: So 2006 two black
7 men filed a lawsuit against a pair of the
8 nightclubs at 4th Street Live, claimed
9 that they have been refused entrance
10 because of their race. The suit named
11 defunct Red Cheetah and Parrot Beach,
12 sought punitive damages and a jury trial.
13 Jefferson Court judge ruled that the two
14 nightclubs must publish the dress code
15 they use to decide who may enter.

16 2008 in a separate suit, the
17 Kentucky Commission of Human Rights Board
18 of Commission ruled that the clubs did in
19 fact violate the Kentucky Civil Rights
20 Act when it turned away a black man.
21 What was Cordish's response to that?
22 This is fact. They violated the Civil
23 Rights Act of Kentucky. What was
24 Cordish's response to that in 2008?

25 What was your response, sir?

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2 The bar's management claimed
3 that it denied a man admittance to the
4 bar because of his attire did not meet
5 the dress code, but the Commissioner said
6 a police officer on duty had reported
7 that white men dressed similarly to the
8 man, who were allowed to enter into the
9 club after he was turned away.

10 In 2009, the former Director of
11 Promotions and Marketing for Maker's Mark
12 Bourbon House and Lounge sued the bar,
13 claiming that she was instructed by
14 management to discriminate against
15 African American patrons. She claimed
16 management instructed her that it wanted
17 a predominantly white crowd and that she
18 needed to keep out the darker element.

19 Racism doesn't just hurt black
20 people. I mean, what does it look like
21 when a couple, white and black, walk up
22 and the white lady is allowed to proceed
23 in but the black man has to leave? And
24 he's got the same clothes on as the
25 people behind him, and he points to him

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2 and he says, But he's got a shirt just
3 like mine on. And you just do nothing.
4 You just do nothing. You just do
5 nothing.

6 The plaintiff claimed on August
7 the 17th restaurant officials asked him
8 what the ratio of black to white people
9 would be present at the event. When
10 informed that all attendees would be
11 black, the restaurant told him he could
12 not hold the event there.

13 It's over and over.

14 2013 alleges men were barred
15 from entering 4th Street Live! on March
16 the 31st, 2013 by an unnamed employee
17 guarding the Entertainment District's
18 interest, who told them the business was
19 closed, knowing white people were allowed
20 to enter and exit the area freely while
21 the five men were denied access.

22 Like what does that feel like?
23 What does that do to you psychologically,
24 that you're sitting at an entrance of a
25 space and they're saying, You and your

1 11/16/15 - RULES - BILL 150643, etc.
2 five friends can't come in. Nobody is in
3 gang attire. We're not talking -- we're
4 talking about a dress code that is being
5 used so that you create an environment
6 that's all white. And this is -- see, we
7 really deal with the way we look at
8 racism, we think of bigotry. Cordish
9 calls somebody a nigger, right? But
10 we're talking about financial.

11 In Louisville, Kentucky they
12 are creating this space because they
13 plopped on this land and said that if we
14 allow blacks to come back into this space
15 that was formerly their space that became
16 unsuccessful for some reason, just like
17 the housing disgrace that happened in the
18 United States. So we're going to create
19 a white space, make it a white college
20 environment, and we're going to institute
21 policies and practices that would deter
22 black patrons from coming so that we
23 maintain what we're creating. This is a
24 business model. This is their model.
25 They're not going to implement this model

1 11/16/15 - RULES - BILL 150643, etc.
2 here in Philadelphia, Councilman. It
3 would not be productive. But you will be
4 awarding, you will be rewarding racism.
5 That's what you'll be doing. They are
6 not going to implement this model in a
7 majority black community.

8 (Applause.)

9 MR. McELROY: We're in the
10 south.

11 So 2014 of October, this is
12 after -- now, okay. So we don't put a
13 stop sign up where there's no accidents.
14 So Zedd and numerous other of them,
15 nobody ever spoke to the work that they
16 did with the Fairness Coalition, the
17 ACLU, any of those groups in creating
18 policy and bringing in some training,
19 some sensitivity training. Nobody spoke
20 about that, right? But they did that,
21 right? So a stop sign gets put up
22 because there's accidents. You'll just
23 come up with these policies. So they do
24 this diversity thing, and I remember even
25 myself being invited going and sitting at

1 11/16/15 - RULES - BILL 150643, etc.
2 the NAACP Louisville's fundraiser at
3 their table. This table has a placard
4 that says 4th Street Live, and I'm like
5 Okay, they're going to do something
6 different. They're going to do something
7 good, right?

8 And so I go in October to
9 just -- I had a late evening dinner. I
10 was chaperoning my two teenage cousins at
11 a movie. We go, we have some quinoa and
12 lump crab, and I want to burn it off,
13 because it's such a late evening. Quinoa
14 and lump crab, yes. And it's such a late
15 evening I want to burn it off. So my
16 colleagues, friends of mine at the
17 college, they're at 4th Street Live!
18 dancing, right? Why can't I go to 4th
19 Street Live? This is the same street
20 where Muhammad Ali was denied entrance,
21 denied to sit in a restaurant, took his
22 gold medal, walked down to the river and
23 threw it in the water.

24 And so I go to this place and I
25 walk in, and the security pitch points --

1 11/16/15 - RULES - BILL 150643, etc.
2 they allow me in. Great with the
3 diversity training. And then I get into
4 one of the third-party establishments
5 that they did not have any relationship
6 with. And I get in and I pay \$10 to get
7 in, and when I get in, it's just, you
8 know, little partygoers and stuff, a
9 couple of white guys dancing with their
10 shirts completely off, dancing on top of
11 the bar, bare chested, bare chested, nude
12 dancing men on top of the bar. And so a
13 gentleman comes up to me, security, and
14 says, Excuse me, sir. Come with me. I
15 tell you, honestly, I did not in any way
16 at this point think that anything bad was
17 going on. I'm pretty known in the
18 community. I'm thinking maybe this guy
19 knows me. I don't know.

20 So I get to the front of your
21 establishments. I get to the front and
22 this guy looks at me and he says, You are
23 out of dress code. You have to leave.
24 And I'm looking at myself, and I know
25 that there's these three white men

1 11/16/15 - RULES - BILL 150643, etc.
2 dancing on the bar with their shirts
3 completely off while this white lady is
4 pouring alcohol in their mouth, and I
5 say, Dress code? So I immediately know
6 what's going on. And so I say, Well, let
7 me have my \$10 back. Let me have my \$10
8 back. I mean, you know, you ain't going
9 to call me funny and take my money. Just
10 give me my \$10 back.

11 Manager sitting approximately
12 where Maya is at and he says, No refund.

13 No refund? I've been here five
14 minutes. I paid the same money that
15 anybody else paid to get in. What do you
16 mean no refund? So I say, Well, I ain't
17 going nowhere. And they do this little
18 signal. They got these signals. They do
19 the signal to the police officer, and he
20 comes straight over. And he doesn't come
21 over like you would imagine if you had a
22 disagreement with somebody and he's going
23 to come over and try to work out the
24 disagreement. That's what -- I invited a
25 police officer to come over. You got to

1 11/16/15 - RULES - BILL 150643, etc.
2 see this. I've been in here five
3 minutes. They're telling me I got to go
4 because I'm out of dress code, and
5 there's white men dancing on the bar with
6 their shirts off completely naked. What,
7 I got to get naked to be in dress code in
8 4th Street Live?

9 So the guy, he comes over and
10 he immediately does this, he starts to
11 enforce their policy, to enforce
12 Cordish's policy of exclusiveness, of
13 othering, othering people to create and
14 maintain this space. That's a business
15 model. It's a business model. It's
16 about money. They don't care if they're
17 stepping on the backs and bones of black
18 bodies. It's about money. They don't
19 care if they pay some black people to
20 come up here and talk about how good they
21 are. They don't give a damn. Just like
22 when the woman was summoned to come up
23 front. Snap, snap, this is opportunity.
24 We'll do and say anything we have to at
25 this table to convince you.

1 11/16/15 - RULES - BILL 150643, etc.

2 (Applause.)

3 MR. McELROY: Throughout the
4 City of Louisville, you can walk, you can
5 just come and visit and walk and ask
6 black people that look like me, What is
7 your perspective on 4th Street Live? And
8 they'll look at you and they'll say, I
9 don't go to that. I don't mess with it.
10 They don't mess with me; I don't mess
11 with it. It's not a welcoming space.

12 In the past year and a half,
13 because they've been working diligently
14 to get this deal, they've come. I mean,
15 they're trying to do whatever they can to
16 say that it's a welcoming space. It's
17 not. It's not. The record has shown
18 they've been trying -- they had diversity
19 training. They will not put forth a real
20 solid effort to mitigate and work through
21 the relationship that they created and
22 that they have destroyed in the
23 Louisville community. None of those
24 numbers that they talked about was from
25 Louisville. None of them. None of those

1 11/16/15 - RULES - BILL 150643, etc.
2 numbers. Where's the Louisville,
3 Kentucky Human Rights Commission up here?
4 Well, who wants to talk to them?

5 COUNCILMAN GOODE: Excuse me,
6 sir.

7 MR. McELROY: The ACLU --

8 COUNCILMAN GOODE: Excuse me,
9 sir.

10 MR. McELROY: Yes, sir.

11 COUNCILMAN GOODE: Will you
12 have a seat and please conclude your
13 testimony.

14 MR. McELROY: Yes, I will.

15 COUNCILMAN GOODE: Thank you.

16 MR. McELROY: I know this is --
17 they've got some great numbers about
18 jobs. Did they mention that just
19 recently that there was a suit settled
20 around workers' wages? Was that even
21 mentioned? Do you all know about that?
22 Are you aware?

23 So we know that we need jobs.
24 There's no surprise about jobs. I love
25 that these employees have jobs. I don't

1 11/16/15 - RULES - BILL 150643, etc.
2 want anybody to lose their jobs. I don't
3 want the City of Philadelphia to not have
4 a great scheme of something like that.
5 That's a great thing. But you award a
6 company that has over a decade of Jim
7 Crow practices in Louisville, Kentucky.

8 (Applause.)

9 MR. McELROY: That's what
10 they're asking you to do. And they never
11 look back, none of them. None of them
12 ever came to me. Yeah, they fired the
13 guys from Sully's.

14 COUNCILMAN GOODE: Excuse me,
15 sir.

16 MR. McELROY: The two guys that
17 had discriminated against me were fired.

18 COUNCILMAN GOODE: Excuse me,
19 sir. I asked you to conclude your
20 testimony.

21 MR. McELROY: So our prosecutor
22 that was prosecuting the case in which I
23 got criminal charges, she looked at the
24 judge and she said -- this is Judge
25 Delahanty. This is court record, right?

1 11/16/15 - RULES - BILL 150643, etc.

2 This is court record. This is what she
3 said: Some more of that Cordish stuff.
4 And you can't unpack that, but if you're
5 in Louisville, you'll know how full of a
6 package that is. That's what she said to
7 Judge Delahanty on the bench, it's some
8 more of that Cordish stuff. That's what
9 she said.

10 Why is your reputation "more of
11 that Cordish stuff"? That's intolerable.
12 That's intolerable. You can't treat
13 people like that.

14 I want to talk about people.
15 They got a lot of time to talk about
16 business. I sat here for two and a half
17 hours --

18 COUNCILMAN GOODE: Excuse me,
19 sir.

20 MR. McELROY: -- and listened
21 to them.

22 COUNCILMAN GOODE: Excuse me,
23 sir. Your testimony is now concluded.
24 There are other people on the panel that
25 need an opportunity to talk.

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2 MR. McELROY: Thank you.

3 COUNCILMAN GOODE: Thank you.

4 UNIDENTIFIED SPEAKER: Can I
5 give up my time for him to talk?

6 COUNCILMAN GOODE: No, you
7 cannot. Thank you.

8 MR. PULLEN: My name is Henry
9 Pullen.

10 (Applause.)

11 MR. PULLEN: I took off work
12 today from Louisville, Kentucky. I moved
13 to Louisville in 2004 to work on 4th
14 Street Live! I met a diverse group of
15 people. One evening we decided after
16 work we're going to a nightclub after
17 work, blue jeans and T-shirts, gym shoes.
18 White gentleman goes in, you can't wear a
19 T-shirt. He flips his T-shirt over.

20 Oh, welcome.

21 Mulatto guy goes in. He flips
22 his T-shirt over. You can go in.

23 It just so happens Seagram's
24 Liquors did a 2004 Black History Month
25 T-shirt and I happened to have that

1 11/16/15 - RULES - BILL 150643, etc.
2 T-shirt on that day. I was denied
3 access.

4 Now, working down there, I
5 became the chef of the improv comedy
6 club. Some nights my cooks couldn't get
7 through to get in in the evening. They
8 had to go around the back way, because
9 they weren't dressed right.

10 We get off work sometimes,
11 people downtown, they can't come through
12 4th Street Live! You have to go around
13 the block. One evening -- one afternoon
14 my sous chef was working and I was at
15 home, and I got a phone call to come in
16 to work. My sous chef worked at Sports
17 and Social Club, which is managed by
18 Cordish group. He had a bad mouth on him
19 and he was let go of his job. He said, I
20 want my last paycheck. He didn't save
21 his stubs. They denied him his paycheck,
22 but in the process, he went back down
23 there and talked to the chef again. They
24 came upstairs and tried to attack him
25 while he was at work.

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2 I don't recommend -- when
3 people come in town, I won't say go to
4 4th Street Live, because it's not for
5 black people. I mean, I think it's
6 horrible.

7 Thank you.

8 COUNCILMAN GOODE: Thank you.

9 (Applause.)

10 COUNCILMAN GOODE: Our next
11 witness, please identify yourself for the
12 record and proceed.

13 MS. WILLIAMSON: Hello. My
14 name is Maya Williamson. I came here to
15 speak with Councilmembers about my
16 experience with 4th Street Live! in
17 Louisville, Kentucky. I was a hostess at
18 4th Street Live! and when I was being
19 trained, my very first day I was being
20 trained as a hostess by a white lady, and
21 my black manager -- my African American
22 manager, I'm sorry, came and he was
23 checking on me periodically. Well, when
24 a group of African Americans tried to
25 come into our club, the lady who trained

1 11/16/15 - RULES - BILL 150643, etc.

2 me, she was rude to them, she kept
3 rolling her eyes at them, she kept
4 tapping her hands, doing all that stuff.

5 They eventually left. I asked her, I
6 said, Why did you treat them that way? I
7 said, Do you know them or something?

8 She said, No. The club is
9 getting a little too dark, if you know
10 what I mean.

11 I said, No, I don't know what
12 you mean.

13 She said, This company does not
14 want black people here at 4th Street
15 Live! She said, they have told us they
16 are bad for business, they interfere with
17 the white customers. She said, If you
18 can do anything you can, she said, to
19 keep them out, do it. If you want to
20 tell them about the dress code, she said,
21 you can tell them anything. She said,
22 Just think of something. She said, If
23 they got a hoodie on, tell them it's a
24 safety concern. She said, If they have a
25 hat on, tell them it's a safety concern.

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2 Their jeans are down, anything you can
3 tell them to keep them out, do it. The
4 black manager was present, shaking his
5 head the whole time.

6 Now, I am here. I'm not being
7 paid. I don't have a lawsuit. I gain
8 nothing from this, but maybe that the
9 people that I care about will be treated
10 the same as me. And I took time out of
11 school. I missed a day of school -- two
12 days of school actually to be here. I
13 actually lose by being here.

14 So I just wanted to tell you
15 about my experience by a white manager
16 and a black manager, told me, Do not let
17 black people in if you can help it, they
18 are bad for business, they're obnoxious.
19 They kept saying -- I went to another
20 location on 4th Street Live! to try to
21 apply for a job. I didn't understand
22 that it was run by the same people. I
23 didn't understand it was all the Cordish
24 Company until I researched it later.
25 They told me, they kept using the phrase

1 11/16/15 - RULES - BILL 150643, etc.
2 "it's getting too dark in here." I spoke
3 with people later after I left that job.
4 They kept saying that's what they were
5 trained, it's getting too dark in here.
6 That's how they can say it, about when
7 black people are coming to 4th Street
8 Live! It's a whole street they control.
9 Just like Shelton McElroy was saying up
10 here, if you ask any black person in
11 Louisville, Kentucky that's not being
12 paid by them or employed by them, they
13 will tell you, No, I don't go to 4th
14 Street Live! No, they probably wouldn't
15 even let me in. And it's sad. It's so
16 sad. I'm so -- like I want to cry,
17 because it's so bad that these people
18 just do that. And the way they treated
19 my fiance and everything, like they
20 should not be able to treat him or any of
21 my friends or anybody that way. And if
22 you guys believe anything they're saying,
23 that's unreal. That's so wrong.

24 COUNCILMAN GREENLEE: I
25 appreciate you coming, ma'am.

1 11/16/15 - RULES - BILL 150643, etc.

2 (Applause.)

3 COUNCILMAN GREENLEE: I

4 appreciate your time. I appreciate you

5 coming, taking the time to come here.

6 Thank you.

7 Thank you all.

8 (Applause.)

9 COUNCILMAN GREENLEE: Wait a

10 minute. Are you part of this group? No?

11 Okay.

12 Ms. Marconi, will you call the

13 next group of witnesses, please.

14 THE CLERK: Gerri Swift,

15 Christine Robinson, and Greg Lyles.

16 (No response.)

17 COUNCILMAN GREENLEE: Are those

18 individuals here?

19 Say them again, Noelle, please.

20 THE CLERK: Gerri Swift,

21 Christine Robinson, Greg Lyles.

22 MR. DAVIS: Mr. Chair, Gerri

23 was part of our testimony from the

24 Women's Business Enterprise Center. She

25 unfortunately had to go.

1 11/16/15 - RULES - BILL 150643, etc.

2 COUNCILMAN GREENLEE: Okay.

3 MR. DAVIS: And we have -- if
4 you would.

5 MR. REED: Mr. Chairman --

6 COUNCILMAN GREENLEE: Good
7 afternoon. Please identify yourself and
8 proceed.

9 MR. REED: I'm just standing in
10 for my President. My name is Bill Reed.
11 I'm the Treasurer for the Bucks County
12 Chapter of the NAACP. We are here today
13 to say that we have an ongoing working
14 relationship with the Parx Casino in
15 Bucks County. The Parx Casino has been a
16 partner as well as a mentor in our effort
17 to raise funds for the Bucks County
18 Chapter of the NAACP. They also have
19 assisted us in several fundraising events
20 that benefit the Bucks County Chapter and
21 also they serve -- they provide
22 facilities for us to maintain our
23 meetings.

24 So we are here today to say
25 that we support the Parx Casino in Bucks

1 11/16/15 - RULES - BILL 150643, etc.
2 County. And I'm going to ask that my
3 President, as she's coming in the door
4 now, to finish up on those remarks.

5 COUNCILMAN GREENLEE: Okay.

6 MR. REED: Thank you very much.

7 COUNCILMAN GREENLEE: If I ask
8 people to be brief, because we're trying
9 to call in the order we have here. So,
10 sir, I would appreciate don't bring your
11 own people. Let us do it. Okay? I
12 appreciate that. It won't be fair here.

13 (Witness approached witness
14 table.)

15 MS. HARRIS: Good afternoon,
16 Council. How are you? My name is
17 Victoria Harris and I am President of the
18 NAACP Bucks County branch.

19 Excuse me. I was running down
20 the hall.

21 I'd like to say that we have
22 established a longtime relationship with
23 Parx Casino and we're here in support of
24 them. I'm going to read the mission
25 of -- the statement for the NAACP. The

1 11/16/15 - RULES - BILL 150643, etc.
2 mission statement for the NAACP is to
3 ensure political, educational, social,
4 economic equality for all -- for rights
5 of all persons and to establish racial
6 hatred and racial discrimination.

7 Now, Parx has been a longtime
8 supporter of -- they host our annual
9 Freedom Fund Banquet in historical Bucks
10 County. And with that being said, with
11 me reading our mission statement for the
12 NAACP, I would like to share with the
13 Council that in Bucks County, we've never
14 received a discrimination complaint
15 regarding Parx Casino, and they're proud
16 supporters of us in Bucks County. And we
17 are also -- we are here today, our
18 Treasurer, Bill, to share with you all
19 the support of the Parx Casino, Ron
20 Davis.

21 Thank you so much for allowing
22 me to have my time.

23 COUNCILMAN GREENLEE: Thank
24 you, ma'am.

25 Sir, did you want to -- either

1 11/16/15 - RULES - BILL 150643, etc.
2 of you want to say something? Are you
3 part of the group that we called?

4 UNIDENTIFIED SPEAKER: No.

5 COUNCILMAN GREENLEE: All due
6 respect, if you could just wait, because
7 we're trying to keep this balanced.
8 Okay?

9 Ms. Marconi, I think we never
10 got to Panel 5 here, if they're here.

11 THE CLERK: Reverend Mark
12 Tyler, Dr. Emma Chappelle, Deacon Matthew
13 Smith, Otis Bullock, and Bishop Dwayne
14 Royster.

15 (Witnesses approached witness
16 table.)

17 COUNCILMAN GREENLEE: Good
18 afternoon. Whoever would like to start,
19 please identify yourself for the record
20 and proceed, please.

21 REVEREND TYLER: Thank you.
22 Mark Kelly Tyler, Senior Pastor of Mother
23 Bethel Church and a member of POWER,
24 Philadelphians Organized to Witness,
25 Empower, and Rebuild.

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2 Let me just say, first of all,
3 I'm just a little disturbed that the fact
4 that we have organizations who are all
5 really committed to the uplift of the
6 African American community here in
7 Philadelphia and around the country
8 really fighting somebody else's battle.
9 That's very disturbing to me, when we
10 should really be on the same page and the
11 same agenda.

12 I'm here today to speak about
13 the concerns that were just raised by
14 persons from the City of Louisville,
15 former employees and former patrons of
16 various establishments that were overseen
17 and I guess owned by the Cordish Company.

18 Let me say at the outset that
19 I'm not here to say anything about Parx
20 Casino. As I've said before publicly,
21 that one of their senior persons is a
22 member of my congregation. I've
23 witnessed the good work that they've done
24 in the community, and I can stand behind
25 that. However, I cannot sit back

1 11/16/15 - RULES - BILL 150643, etc.
2 silently and hear allegations that I've
3 heard about the other partnership in
4 this. And as a person who speaks on
5 behalf of those in this community who
6 can't get to this table, if they got to
7 the table, wouldn't know what to say at
8 the table. I speak on their behalf.
9 They can't afford an attorney, they can't
10 afford a lobbyist, they can't afford to
11 take off work, quite frankly, to be here.

12 You know, what troubles me
13 about this is process. We're here -- I'm
14 here, let me say it that way, because
15 this is about democracy.

16 No. I'll wait. I'm actually
17 here to address Council, not --

18 COUNCILMAN GREENLEE: Go ahead,
19 sir.

20 REVEREND TYLER: Chair, I'm
21 fine. I'll wait. Mr. Chairman, I came
22 to address City Council. There are only
23 two of you here. And you told other
24 persons don't speak to people out there.
25 They're to address Council. So I can't

1 11/16/15 - RULES - BILL 150643, etc.
2 address you if you're not listening.

3 COUNCILMAN GREENLEE: I am
4 listening. I can do two things, sir.
5 Please.

6 REVEREND TYLER: Thank you.
7 You see, that's the problem. We're here
8 to talk about something -- we're in the
9 middle of a Black Lives Matter movement,
10 in case people haven't noticed, where
11 across this nation people are saying that
12 black lives do not matter. We bring this
13 important issue before City Council, and
14 two of you, I guess, supposed to hear our
15 testimony and make a decision.

16 COUNCILMAN GREENLEE: Sir, let
17 me just interrupt for a second. A lot of
18 the Councilmembers who are not here are
19 in their offices listening on -- we have
20 both TV and radio that they can listen
21 to. So a lot of them are still
22 listening. But there's some back and
23 forth here. There always has to be.

24 REVEREND TYLER: I'm sure
25 they're multitasking as well.

1 11/16/15 - RULES - BILL 150643, etc.

2 COUNCILMAN GREENLEE: So
3 please.

4 REVEREND TYLER: See, that's my
5 point. The point is is that these are
6 serious allegations.

7 Now, I've had persons who know
8 the Cordish family very well who are
9 members of my denomination who have made
10 it their business to reach out to me and
11 tell me how wonderful they are. I want
12 to believe that. I want to believe that
13 this project is good for Philadelphia. I
14 want to believe that it's going to put
15 tax revenue into the City. I want to
16 believe that the starting wage is going
17 to be something that's respectable, not a
18 slave wage. Twelve dollars is a start.
19 It's sure not anywhere near where it
20 needs to be. It needs to be higher than
21 that.

22 I want to believe all of those
23 things, but I can't believe it if we're
24 saying that we're going to rush this
25 through a committee and not have the

1 11/16/15 - RULES - BILL 150643, etc.
2 opportunity to have a full hearing with
3 the entire City Council. This matter
4 deserves a full hearing from the entire
5 City Council.

6 (Applause.)

7 REVEREND TYLER: You know,
8 Mayor Nutter recently went on another
9 tirade after the election, and this time
10 the tirade was about the low voter
11 participation and the low voter turnout.
12 Part of the reason that young people
13 don't want to vote, quite frankly, is
14 that we work hard, turn people out, you
15 know. When it's time to get people to
16 the polls, we are bombarded by phone
17 calls by people like yourself, City
18 Council. We get people in office to
19 represent us, and then all of the sudden,
20 we can't get them to call us back. The
21 only people that they listen to are
22 people with very deep pockets. And I'm
23 not saying don't listen to people with
24 business. Business men and business
25 women have a right to be heard. This is

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2 a democracy. But people without those
3 deep pockets also deserve to be heard as
4 well.

5 I guess my City Councilman
6 heard me. Glad to see Councilman Squilla
7 from the 1st District.

8 Those persons also deserve to
9 be heard as well.

10 (Applause.)

11 REVEREND TYLER: So, again, the
12 only thing that I'm here to say is that
13 the only thing that will put this thing
14 to rest is not to take the word of the
15 NAACP, not to take the word of the Black
16 Clergy, not to take the word of the
17 National Action Network, not to take the
18 word of POWER, not to take my word
19 whether or not this corporation should
20 come into Philadelphia or not, whether or
21 not these allegations are right or not,
22 because we were not elected to office.
23 We have no zoning permit to give. We
24 have nothing to give to them. It's not
25 our responsibility to vet them. It is

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2 not our responsibility to say, Here,
3 they're good people, you should let them
4 in. It's, quite frankly, the
5 responsibility of the City Council. And
6 if City Council does not hold a fair,
7 full hearing and dedicate a day or two to
8 these allegations and these allegations
9 only, whether or not this company
10 practices racist tendencies that will
11 come to Philadelphia, then I'm going to
12 tell you, it is nothing short of a
13 disgrace.

14 Thank you very much.

15 (Applause.)

16 COUNCILMAN GREENLEE: Please
17 identify yourself and proceed.

18 DR. CHAPPELLE: My name is Emma
19 Chappelle, and thank you for this
20 opportunity to address you.

21 I was born and raised in
22 Philadelphia and I raised two daughters
23 and two grandchildren here. I am the
24 Founder and former CEO of United Bank of
25 Philadelphia. After 40-plus years as a

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2 banker, I am currently semi-retired and
3 serving as a financial consultant.

4 I am proud of the fact that I
5 have been an advocate for minorities and
6 women for many years, locally,
7 nationally, and internationally. I
8 created United Bank to address the
9 economic disparity of people living in
10 this city. I have financed many
11 businesses in this area, and I know that
12 minorities are not treated equitably, and
13 it is time for this to stop.

14 Before starting United Bank, I
15 served as National Treasurer for the
16 Jesse Jackson for President campaign in
17 1984 and later Chairman of the local
18 chapter of Operation PUSH and the Rainbow
19 Coalition headed by the Reverend Jesse
20 Jackson for many years fighting for
21 economic justice.

22 As you know and as you've heard
23 over and over again today, Philadelphia
24 is the fifth largest city in the United
25 States, and its residents are majority

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2 minority. We suffer through a high rate
3 of unemployment and an even higher rate
4 of poverty. With this high level of
5 poverty, it is incumbent upon you -- upon
6 any corporation rather coming into
7 Philadelphia to operate -- to elevate the
8 financial condition of its citizens.

9 One of the reasons we are in
10 situations like the one we are in with
11 the Cordish Company is because we allow
12 companies like this that have a
13 documented track record of not treating
14 minorities justly to come into this city
15 without thoroughly vetting them. Why
16 would you allow this company or any
17 company, for that matter, to come into
18 this city to operate without ensuring
19 that it's going to have a truly elevating
20 impact on the citizens here in
21 Philadelphia? By "elevating," I mean
22 ensuring that an equitable percentage of
23 senior management positions are held by
24 current Philadelphians, not those that
25 the casino is going to import but current

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2 Philadelphians.

3 Do not allow Cordish Company to
4 be rushed through the approval process
5 for the benefit of a few. You must
6 thoroughly investigate the accusations of
7 racial discrimination as it pertains to
8 hiring potential African American
9 employees and inciting African American
10 customers by hiring white instigators
11 also known as "rabbits" to start
12 arguments, allowing the casinos to throw
13 out the customers. These are accusations
14 made by residents in other cities where
15 Cordish is operating, which reflect on
16 their ethical conduct. Philadelphia City
17 Council, you have an obligation to ensure
18 that your constituents don't suffer from
19 such behavior.

20 Mayor-elect Kenney told us that
21 he is going to focus on dropping the
22 needle of poverty. If this is true and
23 if you as Council for the people of
24 Philadelphia care about your
25 constituents, then you would ensure that

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2 no other business comes to this city
3 without committing to higher-paying jobs
4 and management positions.

5 The bottom line is that you are
6 hearing the justification from many of
7 the people who are speaking here today
8 before you as City Council. We've heard
9 enough to thoroughly investigate the
10 Cordish Company and its policies and
11 practices, especially as it relates to
12 the minority community.

13 I, therefore, urge you to be
14 very specific with this company,
15 outlining measurable goals with timelines
16 to achieve those goals as they pertain to
17 employees and retaining minority senior
18 management, with comparable wages to
19 their white peers. As it pertains to
20 others in senior management, the same
21 measurements are required, ensuring that
22 they receive a livable wage.

23 What have they promised with
24 respect to their corporate social
25 responsibility? Have they promised to

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2 support our educational financial deficit
3 on a contribution on a continuous basis?
4 Have they promised to create youth
5 training programs for Philadelphia high
6 school graduates? Have they promised to
7 guarantee a certain percentage of support
8 of African American, Latinos, and other
9 minority-owned small businesses in the
10 area? Not just for one year, but for
11 many years to come.

12 I respectfully urge City
13 Council to require Cordish Company to
14 provide written enforceable commitments
15 and make them public to the community
16 before you give them carte blanche
17 approval to operate.

18 I want you to know that this is
19 a legacy project worth billions of
20 dollars for which the Cordish family will
21 benefit for generations to come. We must
22 do everything that we can do to make sure
23 that the African American families in
24 this city benefit for generations to come
25 also.

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2 Thank you. Thank you for your
3 time.

4 (Applause.)

5 COUNCILMAN GREENLEE: Thank
6 you, Dr. Chappelle.

7 Just so I'm clear, because it
8 seems like different people are coming
9 up, on this panel left I have Deacon
10 Smith. Is he here? Okay, Deacon. Otis
11 Bullock I know is not here because I know
12 Otis. And Bishop Royster?

13 (No response.)

14 COUNCILMAN GREENLEE: No. All
15 right. So I'm just going to have Deacon
16 Smith, then we're going to move on to the
17 next panel, because I got to keep it --

18 DR. CHAPPELLE: All right with
19 me.

20 COUNCILMAN GREENLEE: I'm
21 trying to be fair to everybody.

22 Deacon.

23 DEACON SMITH: Mr. Chairman, to
24 Councilman Goode, to the distinguished
25 members of this body who have come to

1 11/16/15 - RULES - BILL 150643, etc.

2 listen to our complaint, we say good
3 afternoon to you, and we give a special
4 tribute to our wounded soldiers from
5 Louisville, Kentucky, for they are brave.
6 They are people of courage.

7 Speaking as a southerner who
8 has witnessed racial discrimination
9 firsthand, it is ugly. Racial
10 discrimination is ugly. It is probably
11 more ugly now than it was in the 1950s,
12 because at least in the 1950s you knew
13 where white people stood. Today, they
14 have a game being played, a game that
15 adds some sophistication to it in order
16 that people might be deceived.

17 Racial discrimination, again,
18 is ugly. It was ugly when my grandmother
19 washed the white sheets in the master's
20 house and that same master clothed
21 himself with it to become the Klu Klux
22 Klan and terrorize the neighborhood.
23 That's ugly.

24 Racial discrimination is ugly
25 because then we did not know who they

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2 were. Then we later found out they were
3 the farmers, the doctor, the attorney,
4 and even members of the clergy. If it's
5 a sad day then, it's a sadder day now.
6 And we come to ask for some redress from
7 this august body, the body that was
8 elected by we, the citizens of
9 Philadelphia. Give us some relief from
10 these racial discrimination acts. Assist
11 the United States Constitution that we,
12 through the Bill of Rights and the
13 Constitution itself, believe that it will
14 be a government of the people, for the
15 people, and by the people.

16 No group, no matter who they
17 are, can be allowed to racially
18 discriminate against the citizens of this
19 city. And even with sprinkling some
20 money around, it sounds charitable, but
21 you spread -- and even with that, there's
22 some racial discrimination involved.
23 When I hear organizations such as Whitman
24 Project, it gives me a flashback that
25 years ago we were fighting Whitman

1 11/16/15 - RULES - BILL 150643, etc.
2 Project to allow us a chance to build and
3 live in those areas.

4 So these are the people that
5 are rewarded with the grants. These are
6 the people who share in the money. This
7 cannot be here in this great City of
8 Brotherly Love and Sisterly Affection.
9 Racial discrimination must die, and it
10 can die right here in Philadelphia.

11 (Applause.)

12 DEACON SMITH: It can die right
13 here in this Council. It cannot be
14 tolerated. And I would rather die and
15 let hell freeze before I would witness
16 such a situation as this. This can never
17 be tolerated again. We have had enough
18 of this. We're trying to correct some
19 matters here in Philadelphia. We still
20 have stop and frisk that we're working
21 on.

22 (Applause.)

23 DEACON SMITH: We have an
24 educational system that there's great
25 racial disparity in. We don't need any

1 11/16/15 - RULES - BILL 150643, etc.
2 more problems. We are waiting the next
3 Administration and the next set of people
4 to see if there's any solutions to our
5 problems.

6 Help us out, City Council.
7 Give full hearings to the words and the
8 accusations that have been made. Give
9 them the opportunity. People didn't ride
10 all the way from Louisville, Kentucky to
11 engage in a lying contest. Give them the
12 opportunity to be heard, and not only to
13 be heard but to be considered for the
14 great testimony that they have already
15 given.

16 Thank you.

17 (Applause.)

18 COUNCILMAN GREENLEE: I
19 understand Reverend Wright has been added
20 to this group. Is that you, sir?

21 REVEREND WRIGHT: Yes.

22 COUNCILMAN GREENLEE: Okay.
23 Please speak into the microphone.
24 Identify yourself.

25 REVEREND WRIGHT: I am the

1 11/16/15 - RULES - BILL 150643, etc.
2 Reverend James W. Wright, Sr., one of the
3 Assistant Pastors at the Butler Memorial
4 Baptist Church here in Philadelphia. I'm
5 also a proud member of the National
6 Action Network. I think that it's a
7 great opportunity before us to address
8 these issues.

9 You know, before I read -- and
10 I have a very short presentation. So
11 I'll just take, if I may, just a half a
12 second.

13 I moved here from a little
14 country town, and as the Deacon was just
15 saying a few moments ago and some others
16 alluded to, I firsthand have witnessed
17 injustices and racism. As a little
18 boy -- we just had Halloween, and I
19 remember when I was a little boy growing
20 up in my little town, a few blacks,
21 mostly whites, my family was the only
22 black family in the white side of town.
23 And I guess they kind of called me an
24 Oreo because I wasn't accepted by the
25 whites, of course, but I wasn't accepted

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2 by the blacks either because I lived in
3 the white side of town.

4 But I remember at Halloween how
5 when I would go trick or treating, my
6 brothers and I, how I would go up to some
7 of the houses and they would say, Nigger,
8 get away, and they would put candy in the
9 white children's basket, but they
10 wouldn't put candy in mine, and that
11 really scarred me.

12 I also remember as a little boy
13 growing up down there how frequently we
14 had to go in the back of the store at the
15 Woolworth's and various other venues.
16 And I heard someone earlier talk about
17 how they had to go in the back, and that
18 brought a flashback to me, because I
19 remember as a little boy having to go in
20 the alley around the back because we
21 weren't allowed to go in the front. And
22 then when we got in the back, they had a
23 little chute and they made sure that they
24 slid the food out to you and you had to
25 put the money on the counter, because

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2 they didn't want to touch your hand.

3 Here we are in Philadelphia in
4 this modern age and I just can't believe
5 that we still have the same practices.
6 That really troubles me. However, I will
7 hasten.

8 Earlier we keep talking about a
9 fair wage and seems like Cordish is
10 settling on \$12 an hour. And I know
11 there's a national movement for at least
12 \$15 an hour. I wonder with all that
13 money Cordish is making, that you could
14 take a stance and start out with \$15 an
15 hour instead of a measly \$12 an hour.
16 Not that \$15 is going to be a save-all
17 either.

18 (Applause.)

19 REVEREND WRIGHT: You also
20 talked about -- someone said they didn't
21 know where to put money, so they're
22 waiting for someone here to tell them
23 where to put money. I don't think it
24 takes a rocket scientist to talk about
25 education. I think you know quite clear

1 11/16/15 - RULES - BILL 150643, etc.
2 that we need money to fund education in
3 this City of Philadelphia, as is all
4 across the nation. So you want to come,
5 Cordish? You already know that you can
6 devote some money to our failing
7 educational system.

8 And then I haven't heard anyone
9 talk about is there going to be any
10 training for those who suffer from
11 gambling addiction. What kind of
12 training and what kind of services do you
13 have for those that are caught in that
14 situation?

15 And, finally, we heard a lot of
16 people talk about looking, looking, we're
17 looking at this, we're looking at that
18 proposal, we're looking at this, we're
19 looking at that, but we haven't heard
20 very much about implementation. We're
21 tired of people looking. We want to see
22 some implementation.

23 (Applause.)

24 REVEREND WRIGHT: And as I
25 close, I'll read my statement. I do know

1 11/16/15 - RULES - BILL 150643, etc.

2 how to behave, and it's very brief.

3 I started out by saying then

4 good morning, but now it's afternoon.

5 Good afternoon, Mr. Chairman and members

6 of the Council. As I've already stated,

7 I'm the Reverend James W. Wright, Sr., a

8 member of the National Action Network of

9 Philadelphia, the Freedom Riders. I am

10 speaking in opposition to the bill before

11 Council concerning zoning changes for the

12 Cordish Casino.

13 I am absolutely not in favor of

14 Cordish Companies being granted the

15 permission to erect their casino in

16 Philadelphia. Although when I saw that

17 presentation, it made me -- and I'm a

18 reverend, but it made me feel like I

19 wanted to gamble. I look at this

20 beautiful complex, and I tell you, it's

21 very impressive. And if it so happens

22 that City Council fails us and it's built

23 anyway, I certainly hope that you would

24 do justice and that you would certainly

25 do what it takes to provide for equality,

1 11/16/15 - RULES - BILL 150643, etc.
2 fairness, justice in this City of
3 Philadelphia.

4 Their discrimination practices
5 against African Americans who patronize
6 their entities are totally unjust and
7 cannot continue, especially in this city
8 of what we call Brotherly Love and
9 Sisterly Affection.

10 It is my firm, firm, firm
11 desire and it is my plea to Council
12 before you vote, please allow for a
13 further investigation into this matter.

14 Thank you very much.

15 (Applause.)

16 COUNCILMAN GREENLEE: Thank
17 you.

18 Excuse me. Are you Mr. Jones,
19 Andrew Jones?

20 MR. JONES: Yes.

21 COUNCILMAN GREENLEE: Okay.
22 Hold on one second.

23 Ms. Marconi, why don't you read
24 the next panel so they're ready to come
25 up after you.

1 11/16/15 - RULES - BILL 150643, etc.

2 THE CLERK: Annah

3 Abdul-Ghaffar, Wanda Davis, Ralanda King,
4 Laura Dijols, and Bill Miller.

5 COUNCILMAN GREENLEE: If they
6 could just be ready after -- in fact, if
7 you want to sit in those chairs right in
8 the back there, that would work.

9 I'm sorry, Mr. Jones. Please
10 identify yourself and proceed.

11 MR. JONES: First giving honors
12 to God. My name is Andrew Jones, Jr.
13 I'm out of the 16th Ward, 9th Division.

14 I'm going to make this as short
15 and brief as I can, because there's no
16 way you can follow what's been said
17 already or just constantly repeating
18 what's been said. But the bottom line
19 is, we don't want a company that practice
20 apartheid. We don't need a company that
21 practices apartheid. And it's so
22 overwhelming to know that we would even
23 consider having such a company in our
24 city. When you allow a company such as
25 that in our city, that's setting a

1 11/16/15 - RULES - BILL 150643, etc.
2 precedent that, okay, we're going to
3 bring minor slavery to a full head.
4 That's all that is saying.

5 I'm going to try not to go any
6 further with that, because time is short
7 and there's other ones behind me, but,
8 Council, if this is the City of Brotherly
9 Love, if we are against apartheid, if we
10 are against racism, please, please look
11 into this matter.

12 Thank you.

13 COUNCILMAN GREENLEE: Thank
14 you.

15 (Applause.)

16 COUNCILMAN GREENLEE: I think
17 you heard the names Ms. Marconi called.
18 Please, if you're here, please come
19 forward.

20 (Witnesses approached witness
21 table.)

22 COUNCILMAN GREENLEE: Ma'am, if
23 you'd like to please speak into the
24 microphone, identify yourself, and
25 proceed. Whoever wants to go.

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2 MS. DAVIS: Good afternoon.

3 COUNCILMAN GREENLEE: Good
4 afternoon.

5 MS. DAVIS: Chairman,
6 Councilmember Johnson and Goode. And,
7 Councilman Goode, I want to thank you
8 especially as one of the ones who stayed
9 from the beginning and to the end of this
10 process.

11 (Applause.)

12 MS. DAVIS: As my pastor so
13 eloquently noted, this deserves
14 attention, and I think when these
15 hearings come up, if the Councilmembers
16 aren't in a position to sit through it,
17 then they -- or pay attention while
18 they're there, then they need to consider
19 how it's being reworked or done.
20 Everyone was here for everything for most
21 of the Cordish, but everybody is not here
22 for the people.

23 Let me introduce myself --

24 (Applause.)

25 COUNCILMAN GREENLEE: Did you

1 11/16/15 - RULES - BILL 150643, etc.
2 state your name for the record? I'm
3 sorry.

4 MS. DAVIS: I just said let me
5 introduce myself. I was just getting to
6 that. Thank you.

7 My name is Wanda D. Davis. As
8 a member of National Action Network, the
9 local chapter, POWER under Mother Bethel,
10 the Philadelphia Community of Leaders,
11 and the Community Action-oriented citizen
12 and volunteer myself of this great city,
13 it is with deep concern and sincerity
14 that I express my opposition to the
15 zoning and erection of the Cordish
16 Company, especially without a full, fair
17 hearing and vetting process. If you're
18 going to vote on it, just vote on it and
19 know that this won't be the end if it
20 does not get the consideration that is
21 needed. Like my pastor said, we all give
22 votes, we get robo calls, come out, and
23 we wonder why -- and young people when I
24 talk to them, "They're not going to do
25 nothing. They're not going to do

1 11/16/15 - RULES - BILL 150643, etc.
2 nothing." City Council, we elected you
3 and we hope that you would do something.

4 I find it not only disturbing
5 but unfair that this company can come
6 from the outside, get close to being
7 approved and zoned for a casino here in
8 the City of Brotherly Love and Sisterly
9 Affection when back in 2003 to 2004, some
10 of our own brothers and sisters
11 representing minority interests could not
12 get approved here in our own city. I'm
13 sure some of you remember that. Does
14 Riverwalk ring a bell?

15 The practices and reports and
16 research done and found on this company
17 are unacceptable in this day and age, and
18 I think this Committee should really
19 consider taking another closer, longer
20 look at this project and accusations and
21 findings in its entirety.

22 I appreciate what we could
23 possibly look forward to in the treatment
24 of minorities if in fact it would be a
25 good one.

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2 I've seen and suffered far more
3 discrimination and unjust treatment in
4 this city, and I was just here October
5 the 6th still fighting to save my home,
6 along with about 40 other families,
7 because of illegal and unfair practices
8 that come with gentrification and racism.

9 I've seen suffering, and I have
10 a duty to protect my 15-year-old son as
11 well as others in this city who could
12 fall victim to unfair treatment. We have
13 enough of this unfair treatment amongst
14 ourselves. We have no room for outside
15 discrimination. We need to clean up
16 house right here at home.

17 Thank you.

18 (Applause.)

19 COUNCILMAN GREENLEE: Thank
20 you.

21 Whoever would like to go next,
22 please identify yourself and proceed.

23 MS. DIJOLS: Good afternoon.

24 My name is Laura Dijols, and I did submit
25 my testimony on Friday. It was a rush.

1 11/16/15 - RULES - BILL 150643, etc.

2 So I brought the revised copy for members
3 of the Committee.

4 Good day, Councilman at-large
5 Greenlee, Chairman of this Committee,
6 other Committee members, and other
7 persons in attendance. My name is Laura
8 C. Dijols and I am a senior citizen and
9 resident of Philadelphia for over seven
10 decades. I am a member of Pennsylvania
11 State Chapter National Action Network,
12 7000 Villagers, the Marketplace of Ideas,
13 and the Philadelphia Regional Justice
14 Collaborative.

15 First, let me make it clear
16 that I am not a gambler and would prefer
17 that we not have gaming venues. However,
18 they do exist, and since these
19 establishments are now legalized in
20 Pennsylvania, I would prefer that they
21 are in compliance to our federal, state,
22 and local ordinances on racial
23 discrimination, inclusion with fair and
24 equitable operation for those who have
25 been systematically, institutionally and

1 11/16/15 - RULES - BILL 150643, etc.
2 currently discriminated against.

3 It appears that the Cordish
4 Companies, hereafter referred to as TCC,
5 have a number of allegations of racial
6 discriminatory practices at some of their
7 gaming and other business holding sites.
8 TCC has vehemently denied these
9 allegations and stated that they are most
10 inclusive, and in their 100-plus years of
11 transacting business, they have a stellar
12 record.

13 On the surface, this seems to
14 be true, but I question several specific
15 areas. What is the percentage minority
16 partnership/ownership in TCC? What is
17 the percentage of specific minority
18 groups - blacks, Latinos, Asian, Native
19 American, and white women? They are
20 considered a minority group. Don't know
21 how that happened, but that's what they
22 say.

23 Are they in
24 executive/managerial and policymaking
25 with the actual number of those persons

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2 compared with the total number of these
3 persons in the Cordish conglomerate?

4 It is reported that there have
5 been several racial discrimination
6 lawsuits filed, with most of them
7 dismissed and a small number of them
8 settled. There appears to be a serious
9 problem of racial discrimination in TCC
10 with hundreds of people who have provided
11 their testimonies, but black people
12 apparently are not considered credible
13 witnesses. Is this really the age of
14 colorblindness or actually intentional
15 blindness, according to Dr. Ian Haney
16 Lopez? Apparently most of the judges do
17 not believe that black people know when
18 they experience discrimination.

19 It is interesting that TCC uses
20 subcontractors and other companies for
21 security and various construction
22 services. Also the company contributes
23 financially to the specific groups for
24 which they have structured advisory
25 committees. That seems to be rather

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2 convenient, in that those same
3 organizations speak in glowing terms
4 about TCC. Furthermore, TCC is very
5 quick to boast about their hiring a
6 minority construction company to build
7 one of its properties in Maryland. What
8 is one minority company in the grand
9 scheme of things?

10 When an allegation is made
11 against TCC, the company usually
12 dismisses their liability by claiming
13 that they had nothing to do with the
14 racial discrimination. I believe that
15 TCC protests too much, that they are the
16 best example of what a good corporate
17 citizen looks like. It is imperative
18 that we know that TCC was granted the
19 final gaming license in Philadelphia even
20 though TCC did not have the highest
21 percentage of minority
22 ownership/partnership in our city which
23 has at least 44 percent black people.
24 How could the Pennsylvania Gaming Control
25 Board Commission make the selection with

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2 so many allegations? It is disappointing
3 and insulting that our minority
4 population still does not have the
5 opportunity to provide jobs and potential
6 wealth-building for blacks, Latinos, and
7 other minority groups. Our taxes are
8 being used, and we are still being
9 discriminated against in the marketplace.
10 We are still in a position of dependence
11 on the people in power, dare I say mainly
12 white people, who limit our access to
13 economic equality, equitably.

14 In closing, please know that I
15 believe City Council should not approve
16 any resolution/bill granting TCC the
17 necessary zoning permit or permits and
18 other municipal requirements until TCC
19 has been proven to be the
20 non-discriminatory company it purports to
21 be. We do not want any company coming to
22 Philadelphia to make hundreds of millions
23 of dollars, possibly even billions of
24 dollars, from our people and the citizens
25 of Philadelphia as they discriminate

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2 against some of us. Is this justice or
3 just us?

4 Sincerely yours, Laura C.
5 Dijols.

6 (Applause.)

7 COUNCILMAN GREENLEE: Thank
8 you.

9 Who would like to go next? Why
10 don't you have one of the seats there.
11 It's easier. All right. Whatever. Go
12 ahead. Who wants to go? Just identify
13 yourself and proceed, please.

14 MS. KING: Good afternoon,
15 esteemed City Councilmembers and the
16 Chairman of the Rules and its members of
17 the Committee. My name is Ralanda King
18 and I'm a community activist in the 36th
19 Ward, 186th Legislative District.

20 I'm not necessarily opposed.
21 However, I have some very deep concerns.
22 It appears that the deal is done, but I
23 challenge my elected Councilman Kenyatta
24 Johnson.

25 Mr. Johnson, on this past

1 11/16/15 - RULES - BILL 150643, etc.
2 Saturday you stated to me personally that
3 our 36th Ward was not a part of the South
4 Philadelphia casino deal. Can you please
5 explain to me and your constituents why
6 and how five other community groups had a
7 seat and won support with Live! Hotel and
8 Casino?

9 When there is an election,
10 people come from all over to the 36th
11 Ward and ask for our votes, but there is
12 no representation when you ran for the
13 second term and called out on the 36th
14 Ward.

15 We have about four legitimate
16 non-profits in the area which should have
17 been brought to the table, but was not
18 included. It's apparent our seniors are
19 only good enough to produce revenue to
20 enhance other communities. Why is that?

21 Point Breeze continues to be
22 neglected and a forgotten area for over
23 30-plus years. How can we, the people of
24 the 36th Ward, be ensured of this
25 Advisory Council and its transparency in

1 11/16/15 - RULES - BILL 150643, etc.
2 the investigation of the Live! Casino
3 discrimination hiring and firing
4 practices?

5 According to this list of your
6 Board members, I see that some of these
7 people that you have here are not even
8 taxpayers in the City of Philadelphia.
9 To give you an example, Gail Anderson,
10 who no longer works with the Philadelphia
11 Job Corps, who is a resident of New
12 Jersey. Also you have Ron Davis who
13 lives in --

14 COUNCILMAN GREENLEE: Hold on
15 one second, ma'am. Point of information.

16 COUNCILMAN JOHNSON: I just
17 want a point of information. I'm always
18 transparent. Whatever I say to you when
19 I see you in the street, I can say to you
20 publicly for the record. But just for
21 the record, Gail Anderson and for the
22 press, if they want to do their research
23 as well, still works for the Philadelphia
24 Job Corps located at 20th and Oregon.
25 She may not be a resident of the City of

1 11/16/15 - RULES - BILL 150643, etc.
2 Philadelphia, but she operates the
3 Philadelphia Job Corps, and her
4 participation is for the young people
5 from Job Corps can serve as a pipeline to
6 participate in the casino development,
7 particularly in the area of culinary
8 arts. I just want to state that for the
9 record.

10 MS. KING: Well, I have on good
11 information that she has been gone from
12 there. But we're not going to go there.
13 Let me finish my testimony.

14 However, that being said, this
15 is what I'm talking about in regards to
16 people being actually invested in that
17 36th Ward, Councilman. That's all I'm
18 asking. Because I think it's enough of
19 us in this community that are very
20 diligent and doing our work in terms of
21 advocacy for our community, and I'm just
22 hoping that we can get your support in
23 ensuring that we have a seat as a part of
24 this Advisory Council and even as part of
25 your -- the Community Advisory Council I

1 11/16/15 - RULES - BILL 150643, etc.
2 think they going to try to put together
3 for those people who are affected --
4 would be affected with some of the issues
5 that might arise with that.

6 But that being said, I just
7 constantly just go in my head and I can
8 remember on your campaign you said born
9 here, live here, and it looks like you
10 forgot about here in the 36th Ward.
11 That's all I'm saying.

12 Thank you.

13 COUNCILMAN JOHNSON: You're
14 welcome.

15 (Applause.)

16 COUNCILMAN GREENLEE: Who would
17 like to go next? Ma'am, please identify
18 yourself and proceed.

19 MS. ABDUL-GHAFFAR: Good
20 afternoon, members of the Committee. My
21 name is Annah Abdul-Ghaffar.

22 COUNCILMAN GREENLEE: You're
23 going to have to speak a little bit more
24 in the microphone. It's not easy to hear
25 in here.

1 11/16/15 - RULES - BILL 150643, etc.

2 MS. ABDUL-GHAFFAR: Good
3 afternoon, Mr. Chairman, members of the
4 Council. My name is Annah Abdul-Ghaffar.
5 I speak in opposition of this bill before
6 you concerning the zoning changes for the
7 Cordish casino. Based on my personal
8 research as well as the testimonies that
9 we've heard, I believe this to a company
10 that's perpetuated some of the most
11 obscene acts of racial discrimination
12 against African Americans. It's
13 imperative, I appeal to you, that we give
14 them a vote of no confidence in this City
15 I'm a resident of, Brotherly Love and
16 Sisterly Affection.

17 Thank you so much.

18 COUNCILMAN GREENLEE: Thank
19 you, ma'am.

20 Mr. Miller.

21 Hold on one second. Let me
22 call the next group so they're ready.
23 Okay? Hold on one second.

24 THE CLERK: CJ Richards, Marty
25 Glaze, Wayne Frazier, and Bill Stone.

1 11/16/15 - RULES - BILL 150643, etc.

2 COUNCILMAN GREENLEE: If they
3 could be ready to come up for the next
4 group.

5 I'm sorry, Bill. Go ahead.

6 MR. MILLER: Good afternoon,
7 Mr. Chairman and members of the
8 Committee, and I thank you all for an
9 opportunity to come and speak with you
10 and actually an opportunity as a retired
11 person to come to Center City for some
12 reason.

13 I'd like to say to you this is
14 a very, very, very serious issue, and I
15 start and preface all of my comments with
16 why I thought it was important to be
17 involved.

18 I'm a lifelong resident of
19 Philadelphia. I've grown up here, I've
20 raised my family here, I've actually
21 served the public service for over 25
22 years. I've had a successful business
23 that I've retired from for about 34
24 years. My children are carrying that on.
25 And I still live in Philadelphia and I'm

1 11/16/15 - RULES - BILL 150643, etc.
2 still paying taxes. I love this city.
3 But with dismay, we have the dubious
4 distinction of being the most
5 impoverished large city in the United
6 States, and I contend that that doesn't
7 have to be. I think we can do something
8 about that. I think we have to do
9 something about that. So I want to share
10 with you just a brief story.

11 I am not one to sit and cry
12 about what other people have if I haven't
13 done it myself. So I happened to have
14 ventured in two unsuccessful ventures to
15 bring a casino to Philadelphia. One with
16 a majority minority ownership called
17 Riverwalk and two with a minority
18 interest in it, and both of those were
19 equity positions.

20 You see, Councilwoman, you made
21 the correct observation when you looked
22 at the Cordish people here today and you
23 looked at a group of men in front of you
24 and you questioned about women. They had
25 a few men of color. However, but if you

1 11/16/15 - RULES - BILL 150643, etc.
2 ask them to put their equity team in
3 front of you, you would have simply seen
4 white men.

5 And the reason I got involved
6 in gaming, to my wife's chagrin and to
7 the reduction of our bank account, was
8 because I believe the 26 percent poverty
9 is not going to be resolved by minimum
10 wage-paying jobs. The only way you
11 resolve poverty is with wealth, and this
12 city has historically denied minorities
13 access to wealth-development
14 opportunities.

15 (Applause.)

16 MR. MILLER: Consistently done
17 that.

18 We have a Gaming Board, okay,
19 that convened and let 14 licenses in the
20 state, and in a city with 60 percent
21 minority and two licenses, we have two
22 casinos with no minority equity
23 involvement at all.

24 You see, I don't want a job. I
25 built my own business. Okay? But what I

1 11/16/15 - RULES - BILL 150643, etc.
2 want to be able to do is to leave wealth
3 to my family and have that family -- we
4 don't need to hire good professionals.
5 I've hired professionals all my life.
6 What I want, quite frankly, is wealth
7 that gives us the opportunity to build
8 black businesses so that they can hire
9 professionals. What we're doing is
10 perpetuating poverty, and we're doing
11 business the same way as usual.

12 So I took time to come down
13 here and say, look, the allegations of
14 racism, it doesn't surprise me.
15 Founded -- it doesn't surprise me,
16 because at the end of the day, the only
17 one that generally cares about me are
18 people who look like me. And the issue
19 is, I commend you, Councilman Johnson, in
20 terms of putting together your council to
21 have oversight. The problem with the
22 council of oversight, you'll have a few
23 people from Cordish on your council.
24 They'll probably be there, and they'll
25 give you unaudited numbers that you'll

1 11/16/15 - RULES - BILL 150643, etc.
2 deal with, because they're not equity
3 members either. When I'm an equity
4 person, I sat at the table and the
5 numbers are audited because I had an
6 audit committee. I know how much wealth
7 they have. I know how much money they
8 make. And let me suggest to you, to the
9 citizens down there in South Philly, to
10 that plan of giving them money, I think
11 that's great. I think it's great, but
12 it's crumbs. It's crumbs to the obscene
13 profits that casinos make.

14 Understand very clearly in the
15 City, it is not simply in that
16 neighborhood that people have to have
17 their concerns assuaged. The bottom line
18 is, over 75 percent of the profits and
19 revenue generated in casinos are
20 generated by slot machines. Now, you
21 know just like I know who plays slot
22 machines, and they're across the City,
23 and they're not going to be -- those
24 communities aren't going to be
25 compensated. So what we're doing is

1 11/16/15 - RULES - BILL 150643, etc.
2 creating a pathway for wealthy people to
3 get wealthier and we sit with 26 percent
4 poverty. That's obscene.

5 The process needs to change.
6 Slow it down. All I'm asking is that you
7 slow it down so we can bring other people
8 with experiences such as you've not seen
9 here today. I'm the only other equity
10 member that spoke before you today, where
11 I put my money where my mouth was, even
12 at a loss, and I know what it means to do
13 that and I know what it means to sit at
14 the table when the pie is cut by design.
15 I understand how that's done, and I
16 understand what they could do, which your
17 Committee has not yet extracted, but
18 could if it's better informed.

19 So I ask you to slow it down so
20 that you can gather better information,
21 so that we can begin to make a concerted
22 effort to put a dent in the 26 percent
23 poverty. So I'm suggesting two things to
24 Council, not simply with Cordish and
25 others but every wealth-development

1 11/16/15 - RULES - BILL 150643, etc.
2 opportunity. Let's put that through a
3 filter, a filter that demonstrates where
4 is minority equity representation and a
5 filter that also says where is its
6 poverty-reduction strategy. So that
7 those dollars are put where it's going to
8 make a difference in the City.

9 Thank you.

10 (Applause.)

11 COUNCILMAN GREENLEE: Thank
12 you.

13 Councilman Goode.

14 COUNCILMAN GOODE: Thank you
15 for your testimony, Mr. Miller. I
16 actually just wanted to give you credit
17 for a lot, of raising this issue of
18 equity ownership and to let you know also
19 that it is reflected in our work more so
20 than you know, even though it has not
21 been raised directly as a question, and
22 we already know the answer to that
23 question. It is actually reflected --
24 you heard me reference Section 5 of the
25 Economic Opportunity Plan.

1 11/16/15 - RULES - BILL 150643, etc.

2 MR. MILLER: I did hear you,
3 Councilman.

4 COUNCILMAN GOODE: Section 4 of
5 the Economic Opportunity Plan refers to
6 equity ownership and forces anyone who is
7 required to do such a plan to talk about
8 equity ownership. So far since we have
9 put that into place for the last year, we
10 got a lot of zeroes, and we have to
11 change that. We need to change that.
12 But because of your work, that's actually
13 why it's in the Economic Opportunity
14 Plan. So I wanted to give you credit for
15 that.

16 The next thing I wanted to make
17 clear on the record is that we did not
18 award Cordish a gaming license and
19 Cordish did not award itself a gaming
20 license. The Gaming Control Board
21 awarded a gaming license to Cordish and
22 possibly broke the law. And so what I
23 wanted you to talk about a little bit is
24 what the requirements were supposed to be
25 on the state level with regard to equity

1 11/16/15 - RULES - BILL 150643, etc.
2 ownership.

3 MR. MILLER: Well, in terms of
4 equity ownership -- and I do understand
5 that there's still an active lawsuit as
6 it relates to this process. That's my
7 understanding. I made the presentation
8 for Market8 presentation for minority
9 participation in the gaming process, and
10 I watched all the other competitors that
11 we had in that process come forth, and
12 all of them actually had some minorities
13 with them other than Cordish. Cordish
14 had none. The Lomaxes were there, God
15 rest his soul, and others were there,
16 because we too wanted a piece of the pie.

17 And the other thing that I
18 didn't mention that I think is also
19 important, I'm trying to figure out with
20 two casinos, why couldn't we have gotten
21 someone local? Of course, that's a state
22 issue, but the fact of the matter --

23 COUNCILMAN GOODE: And I guess
24 that's the point. So the state actually
25 did not require equity ownership in

1 11/16/15 - RULES - BILL 150643, etc.
2 casinos, or did they?

3 MR. MILLER: Well, it did
4 require it, but I understood the
5 deliberation of the Commission -- and
6 Joann Bell is here with me and she was
7 actually better versed on what the state
8 procedures were than even I. But I would
9 say to you that they held a specific
10 hearing at the Convention Center on your
11 inclusion in your application, where you
12 had to come and -- and we put forth lots
13 of plans and ideas. I mean, which, quite
14 frankly, was far more progressive than
15 what we hear in the newspaper today.
16 That's why I wanted you to slow down,
17 because we have better ideas for you, and
18 they can clearly afford it.

19 So the fact of the matter is,
20 they gave no consideration to equity
21 ownership for minorities when they made
22 that decision.

23 COUNCILMAN GOODE: Thank you.

24 COUNCILMAN GREENLEE: Thank
25 you, Mr. Miller.

1 11/16/15 - RULES - BILL 150643, etc.

2 Any other questions?

3 (No response.)

4 COUNCILMAN GOODE: Seeing none,
5 thank you, sir.

6 MR. MILLER: Thank you.

7 COUNCILMAN GREENLEE: Thank you
8 for your time.

9 The next group that I think
10 Ms. Marconi called.

11 (Witnesses approached witness
12 table.)

13 COUNCILMAN GREENLEE: And I'm
14 sorry. I know a couple of you gentlemen
15 were up here earlier, but I'm trying to
16 balance it out a little bit. I'll get
17 accused of not being fair anyway, but
18 I'll give it a try.

19 MR. STONE: My name is Bill
20 Stone. I'm from Louisville, Kentucky and
21 I own my own company called Written in
22 Stone. I've been working in affirmative
23 action and civil rights arena for 35
24 years. I'm a former EEO officer and
25 Affirmative Action Officer. I'm also a

1 11/16/15 - RULES - BILL 150643, etc.
2 past President of the NMSDC, one of the
3 councils out of Louisville.

4 I was hired by the Cordish
5 Company to conduct diversity and customer
6 services training and have been working
7 very diligently with them for the last
8 three to five years. What I find to be
9 amazing about the Cordish Company's
10 commitment to inclusion is they make all
11 of their managers come, all of their
12 security people come, their tenants, all
13 their third-party security people are
14 required to come or you will be facing
15 some serious issues.

16 They've most recently passed a
17 zero tolerance policy that addresses the
18 commitment to diversity and inclusion,
19 and I'm finding that to be something that
20 I've not seen with some of my other
21 clients around the country.

22 I just wanted to share that
23 with you. Thank you.

24 COUNCILMAN GREENLEE: Thank
25 you. Thank you, Mr. Stone.

1 11/16/15 - RULES - BILL 150643, etc.

2 Who would like to go next?

3 MR. GLAZE: Good afternoon.

4 COUNCILMAN GREENLEE: Good
5 afternoon.

6 MR. GLAZE: My name is Marty
7 Glaze and I am the Vice President of
8 Commercial Interiors, an African
9 American-owned and operated general
10 contracting company out of Baltimore,
11 Maryland. And I'm honored today to
12 actually be here to testify in favor of
13 the Stadium Casino project and more
14 specifically the Cordish Company.

15 My company, Commercial
16 Interiors, was the lead general
17 contracting company on the \$500 million
18 Maryland Live! Casino in Maryland. And
19 let me tell you, that's unprecedented
20 that an African American firm gets an
21 opportunity to lead a project of that
22 size.

23 I'd go on to say that I believe
24 that that was the largest project ever
25 run by an African American company, and I

1 11/16/15 - RULES - BILL 150643, etc.
2 know because I was there. I was at every
3 meeting. I was the decision-maker for
4 how we moved the project forward, and I
5 can tell you that when you're driving the
6 bus, you can direct where that bus goes,
7 and that's what we were able to do under
8 Cordish's leadership.

9 That project, we achieved 42
10 percent MBE participation. And I'm
11 talking about real participation, because
12 when it comes through me, it's only real.
13 I keep it real. And I don't agree with,
14 you know, the way things are done and
15 numbers are achieved in other ways, and I
16 believe everybody here knows what I'm
17 talking about.

18 To speak to the 42 percent
19 participation, one of the things I'm most
20 proud of is that we had 33 prime
21 contracts with minority businesses
22 working directly for us, and that went
23 from the company that did the earth work
24 to the company that did the carpeting to
25 the catering business, local catering

1 11/16/15 - RULES - BILL 150643, etc.
2 business that we hired to provide the
3 refreshments for all of our meetings,
4 which there were tons of them when you
5 build something that size. So there were
6 great opportunities, and today there are
7 companies that are thriving because of
8 the opportunities that were created at
9 Maryland Live!

10 So I will tell you that without
11 a doubt in my mind that under the
12 leadership of Cordish here in
13 Philadelphia, Philadelphia is going to be
14 better off than they are right now.

15 (Applause.)

16 COUNCILMAN GREENLEE: Sir, who
17 would like to go next? Okay.

18 MR. RICHARDS: Good afternoon,
19 everybody.

20 COUNCILMAN GREENLEE: Good
21 afternoon.

22 MR. RICHARDS: My name is CJ
23 Richards, Director of Security and
24 Operations at Ballpark Village in St.
25 Louis. I've been with the company for a

1 11/16/15 - RULES - BILL 150643, etc.
2 long time, more than five years, worked
3 with Cordish hand in hand, started
4 Louisville Kentucky, lived in Louisville
5 for nine years, worked under ASI, a few
6 other security firms. During that time,
7 started off as a host at the door
8 checking ID's, as you would call it, as
9 has been said earlier, dress codes. Not
10 one time -- and I'm sitting here today
11 telling you this -- have I ever seen with
12 my eyes any issues whatsoever when it
13 came to race, being discriminated. Not
14 one time, especially in Louisville.

15 I take pride in starting with
16 the company in Louisville, seeing it
17 through its bad times and its good times,
18 but I take pride in that, and I took it
19 to St. Louis. And as it was stated
20 earlier by someone from the NAACP, not
21 one incident at Ballpark Village in St.
22 Louis.

23 We take pride in what we do. I
24 brought it from Louisville to St. Louis.
25 Also, we go into the community, not just

1 11/16/15 - RULES - BILL 150643, etc.
2 myself, also management, executive
3 management from Cordish, from the venues
4 inside. Volunteer on their time, not on
5 their dollar, on their time. And what I
6 mean by "their dollar," it is Cordish's
7 dollar, not on Cordish's dollar, on their
8 dollar and their personal time, going out
9 to the communities, going out to at-risk
10 programs, dealing with young youth,
11 males, females, talking to them, setting
12 up programs to where they can come to
13 Ballpark to see the experience. Also set
14 some time aside to also get them
15 involved. And what I mean by that is,
16 they've hired a few, and it's worked out
17 great.

18 So at the end of the day, I'm
19 here just to tell you and everybody here
20 in Philadelphia that the feeling that
21 I've gotten and the feeling that most of
22 my employees have gotten for all these
23 years is, it feels like a family. It
24 feels just like a family. And I can die
25 believing in that, because that's what I

1 11/16/15 - RULES - BILL 150643, etc.
2 believe and that's what I feel. And I
3 encourage all my employees to open the
4 book, as I can say, with Cordish, because
5 Cordish has always made me and my
6 company, ASI, feel like it's always an
7 open-door policy, no matter what
8 struggles you go through. It's always
9 been an open door.

10 COUNCILMAN GREENLEE: Thank
11 you, sir.

12 Sir, before you start, I just
13 want Ms. Marconi to call I think the last
14 five that we know that are on the list.

15 THE CLERK: Mickey Smith, David
16 Dunphy, Louise Hannibal, Justin Marion,
17 and Joseph Comma.

18 COUNCILMAN GREENLEE: Okay. Is
19 there anyone else other than those names
20 that were just called that still wants to
21 go on record?

22 Come on around here.

23 All right. Sir, go ahead.

24 MR. FRAZIER: Good afternoon.

25 COUNCILMAN GREENLEE: I'm

1 11/16/15 - RULES - BILL 150643, etc.

2 sorry, sir. I'm trying to keep this
3 moving as quickly as we can. Please.

4 MR. FRAZIER: I've been here
5 all day, and I'm patient. My name is
6 Wayne Frazier, Sr. and I am President of
7 the Maryland Washington Minority
8 Companies Association. We're
9 headquartered in Baltimore, and we are
10 advocates for minority and women business
11 inclusion throughout the Mid-Atlantic
12 region. I founded this company in 2002
13 after 23 years in banking and financial
14 career.

15 What I am most proud of is that
16 in all my years of advocating for
17 minority business in Baltimore and
18 throughout Maryland, I have never, ever
19 heard one disparaging remark about
20 discrimination about the Cordish
21 Companies.

22 I am not hired by the Cordish
23 Companies. I am here to let you know
24 that they are game changers. They have
25 changed the way minority business

1 11/16/15 - RULES - BILL 150643, etc.
2 participation in Maryland is being
3 perceived.

4 You heard Mr. Glaze from
5 Commercial Group discuss his company
6 being the lead in a JV, a joint venture.
7 It never happened before in Maryland
8 where you had an African American firm
9 working in a lead position on a project
10 as large as \$500 million before. You
11 never had it before until now. Cordish
12 Companies through Maryland Live! made
13 that possible, and that's why in 2013, I
14 recognized the Cordish Companies and
15 Maryland Live! as the most inclusive
16 casino in Maryland, perhaps America,
17 because outside of Maryland, Vegas
18 doesn't have any minority business
19 inclusion, nor does Atlantic City. Now,
20 I don't know how you're doing it here in
21 Pennsylvania, but Cordish has changed the
22 way business is being operated.

23 One recent example, with the
24 success of Maryland Live -- again, no
25 discrimination charges ever filed, but

1 11/16/15 - RULES - BILL 150643, etc.
2 with the success of Maryland Live! they
3 are now embarking on building a super
4 hotel there. Now, this hotel does not
5 have any public funds in it, but they've
6 decided that they're going to get
7 minority participation because of that.
8 And that's what you can expect here. I
9 see 65 percent MBE contractors. We heard
10 Mr. Glaze said they did 42 percent. So
11 they're going to do even better here.

12 In reference to post
13 construction, are you aware that in
14 Maryland all of the slot machines are
15 being maintained by minority-owned firms?
16 I see the same thing happening here. The
17 machines can be maintained by
18 minority-owned firms.

19 You will be getting a gem with
20 the Cordish Companies coming north. I
21 hope you realize that and vote in favor
22 of it.

23 Thank you.

24 (Applause.)

25 COUNCILMAN GREENLEE: Sir,

1 11/16/15 - RULES - BILL 150643, etc.

2 Mr. Richards, sir, just hold on one
3 second. I think Councilwoman Reynolds
4 Brown has a question.

5 COUNCILWOMAN BROWN: Good
6 afternoon, gentlemen. Typically the
7 expression in Philadelphia is welcome to
8 the City of Brotherly Love and Sisterly
9 Affection. Councilwoman Tasco has a more
10 apt welcome that I've adopted. Welcome
11 to the City of Brotherly Love and
12 Sisterly Effectiveness. Now, why do I
13 bring that up? I am very, very
14 encouraged to see African American men in
15 positions of leadership and
16 responsibility with Cordish. That's a
17 clear signal that the leadership of
18 Cordish gets it, that we're moving into a
19 very diverse world. But gender also
20 matters. So my question to you is, where
21 in your organizations is there a woman in
22 a position of leadership and
23 responsibility?

24 MR. FRAZIER: My wife.
25 (Applause.)

1 11/16/15 - RULES - BILL 150643, etc.

2 COUNCILMAN GREENLEE: Sir, I
3 relate. I understand what you're saying
4 exactly.

5 MR. FRAZIER: I look good.

6 COUNCILWOMAN BROWN: So she's
7 helping to run the train?

8 MR. FRAZIER: She runs the
9 business. I work for her. And that was
10 hard. It was very hard for me to accept
11 that, but after three years of success,
12 I've accepted it.

13 COUNCILWOMAN BROWN: Where are
14 you from?

15 MR. FRAZIER: Baltimore.

16 COUNCILMAN GREENLEE: You got
17 to admit he gave a good answer,
18 Councilwoman.

19 COUNCILWOMAN BROWN: I will not
20 dispute that.

21 MR. STONE: I also must echo
22 really I work for my wife. The name of
23 our business is Written in Stone, but
24 she's the President and --

25 COUNCILWOMAN BROWN: Speak

1 11/16/15 - RULES - BILL 150643, etc.
2 slower and directly into the mic.

3 MR. STONE: My wife runs our
4 business. She's the President and the
5 CEO and is certified as a DBE, MBE, and
6 an FBE, and I work for her also.

7 (Applause.)

8 MR. GLAZE: My wife doesn't
9 work for me, but I can tell you, our
10 leadership has plenty of female
11 representation, and on the Maryland Live!
12 project in particular, the young lady who
13 works for me who headed up our diversity
14 and inclusion program, an African
15 American lady, has gone on to almost lead
16 our Maryland Gaming Commission. So when
17 we got involved in the Maryland Live!
18 Casino, the Gaming Commission -- I don't
19 know how it operates here, but had no
20 clue about how to even navigate through a
21 construction project to track people and
22 companies and subcontracting companies,
23 and her leadership actually set the bar
24 for how it's done in Maryland today. So
25 as a result of the work that she did on

1 11/16/15 - RULES - BILL 150643, etc.
2 Maryland Live! we actually have worked on
3 the next two casinos. And unfortunately
4 we have not had the same impact on those
5 as we've had on Maryland Live! which is
6 to my point about driving the bus. We're
7 not driving the bus on the other two, so
8 the result is not as impactful as they
9 were on Maryland Live! I can tell you
10 that I could have ten people sitting up
11 here tomorrow to tell you what Maryland
12 Live! has meant to their businesses, and
13 it's been all positive. So thank you.
14 Millions of dollars spent.

15 COUNCILWOMAN BROWN: Thank you.
16 Sir.

17 MR. RICHARDS: I'm single.
18 Let's just get that out there. I got no
19 one to answer to at home. I'm sorry.

20 But me, myself, of course I
21 have female officers on staff. I've had
22 my administrator. She's been with me for
23 about a year. Without her I'm not able
24 to do anything. Like right now I'm here
25 today. She's back in St. Louis doing

1 11/16/15 - RULES - BILL 150643, etc.
2 everything that needs to be done. She's
3 everything to us, paperwork-wise, HR,
4 human resources, training, making sure
5 all the guys are trained, up with their
6 training classes, keeping up with
7 cultural diversity, hospitality. She
8 arranges all that stuff for us. Quite a
9 few times she's also been reached out
10 from other locations such as Louisville,
11 KC to help out with certain needs that
12 they would need.

13 But, yes. First thing I do, it
14 doesn't matter how tall, how short, how
15 big, how short your hair is, how long
16 your hair is, as long as you don't have
17 long fingernails, I hire females just
18 like I hire males. What comes out your
19 mouth and what you think up here, that's
20 more important.

21 (Applause.)

22 COUNCILWOMAN BROWN: Thank you,
23 gentlemen, for your testimony.

24 COUNCILMAN GREENLEE: Thank
25 you.

1 11/16/15 - RULES - BILL 150643, etc.

2 MR. FRAZIER: Incidentally,
3 this flyer I gave you, this is the fair
4 that Maryland Live! is going to have for
5 minority business on December 2nd, and
6 there will be about 500 trades in
7 minority businesses that will attend.
8 They do it twice a year.

9 COUNCILMAN GREENLEE: Thank
10 you.

11 I think we have our -- I
12 believe our last panel, please. Please
13 come forward.

14 (Witnesses approached witness
15 table.)

16 COUNCILMAN GREENLEE: Now, is
17 there anyone else other than the people
18 at the table that want to speak?

19 Why don't you come up and sit
20 right there in the chair right there.
21 Okay?

22 Ms. Hannibal, did you say you
23 wanted to say something?

24 MS. HANNIBAL: Yes.

25 COUNCILMAN GREENLEE: All

1 11/16/15 - RULES - BILL 150643, etc.

2 right. Sit in one of the chairs right
3 there so we can keep moving. Okay?

4 Whoever would like to go first.

5 MR. DUNPHY: Mr. Chairman,
6 members of the Committee, my name is
7 David Dunphy. I have known many of you
8 for a long time. In addition to working
9 here, I am very proud of the fact that
10 for over 20 years I have either worked
11 directly for or represented the United
12 Food and Commercial Workers Union, both
13 nationally and locally in Maryland. Our
14 local, Local 27 out of Baltimore,
15 represents over 1,200 very well-paid
16 employees at Maryland Live!

17 We as an organization have
18 always taken social justice and economic
19 opportunity very, very seriously. I know
20 you have heard accusations that the
21 Cordish Company is anti-union or does not
22 provide equal opportunities. Our
23 experience has been anything other than
24 that. We have a typical labor and
25 management relationship. We don't always

1 11/16/15 - RULES - BILL 150643, etc.
2 agree, but we always get along. We
3 always work together to resolve issues.

4 I think the members of this
5 Committee have raised some great
6 questions and made some really
7 interesting suggestions, and to quote
8 Councilwoman Reynolds Brown earlier, the
9 best indicator for how somebody will
10 behave in the future is how they've acted
11 in the past. And to speak to that
12 specifically, I would like to introduce
13 our chief steward at Maryland Live,
14 Mikeba "Mickey" Smith, who can talk about
15 her personal experiences and those of her
16 co-workers there.

17 Thank you.

18 COUNCILMAN GREENLEE: Please
19 identify yourself and proceed.

20 MS. SMITH: My name is Mikeba
21 Smith. I am a table games dealer at
22 Maryland Live! Casino under the Cordish
23 Company. I also am for Local 27, which I
24 am a proud shop steward for.

25 I want to testify today for

1 11/16/15 - RULES - BILL 150643, etc.
2 you, because you have some great
3 questions and I hope I can alleviate some
4 concerns for you. All right?

5 One of those questions happened
6 to be about education. One of you guy's
7 questions happened to be about diversity.
8 One of the questions happened to be about
9 women's roles in the company and how it
10 can further increase your economic
11 growth. I will tell you this from my own
12 experience: When we started and we were
13 interviewed for the process to become a
14 table games dealer, they had to have a
15 lot of people from the local area. That
16 was part of the agreement. And as a part
17 of the agreement, they interviewed us,
18 and after they interviewed us, they
19 decided who was going to be a part of the
20 table games dealer and who was not. They
21 trained us. It was a three-month
22 extensive training process in which they
23 taught us the table games for us to then
24 be proficient dealers.

25 Now, that may not seem like a

1 11/16/15 - RULES - BILL 150643, etc.
2 big thing, but in the grand scheme of
3 things, that is huge. The community for
4 casino business is a big, yet small
5 community. What they provided was not
6 just the ability to gain employment
7 there, but then to take a trained -- the
8 training and then go outside of that. So
9 if I wanted to go to Las Vegas, I could.
10 If I wanted to go to New Jersey, I could.
11 If I wanted to go to Puerto Rico, I could
12 or any other country that has gaming. So
13 they opened up the opportunity. So what
14 you're talking about is an opportunity
15 advancement for your people.

16 When you want to talk about
17 diversity, the casino life is embedded in
18 diversity and multiculturalism, and you
19 have all walks of life. I have had the
20 great honor of talking with people from
21 several different countries, not just
22 different areas in the United States but
23 countries, and learning about their
24 culture. I deal with many facet of
25 people, all walks of life. So you gain

1 11/16/15 - RULES - BILL 150643, etc.
2 perspective. This is the things that you
3 guys talk about, and that is what gaming
4 provides.

5 Now, I cannot establish whether
6 or not any wrongdoing was done in any
7 other place. What I can tell you is that
8 the Cordish Company has been above
9 reproach when it comes to Maryland Live!
10 Casino. I wish I could help you
11 understand just how much they have taken
12 a vested interest in not only our
13 community, but the people to be thriving,
14 successful citizens in America. So you
15 have to understand that when you hear
16 allegations that go outside the scope of
17 what I know to be true, it's very
18 disheartening. I feel for those people,
19 but I can only speak from my experience,
20 and my experience has only been that the
21 Cordish Company has been amazing to
22 Baltimore, to Maryland Live! and to the
23 people who are affected most, those
24 people who have gained employment through
25 that company, which has been quite a bit.

1 11/16/15 - RULES - BILL 150643, etc.

2 COUNCILMAN GREENLEE: Thank
3 you. Thank you very much.

4 (Applause.)

5 MR. COMMA: My name is Joseph
6 Comma, and I am way out of my element
7 here. I really am. But I promised my
8 girlfriend that her words would be heard
9 here today. And in bringing to these
10 proceedings to the attention of the
11 Committee information on the credibility
12 of one of the organizations that
13 testified here today; namely, the
14 National Action Network, whose President,
15 Mr. Smith -- I have a copy of also just
16 showing that he is listed as the
17 President of the company -- appeared at
18 the City of Philadelphia's agencies, one
19 as recently as a few weeks ago at the
20 Planning and Zoning Commission on August
21 19th to the effect that the Cordish
22 Company was not worthy and deserving of
23 doing business in Philadelphia. When the
24 President of NAN first appeared in the
25 press on this matter, she thought she

1 11/16/15 - RULES - BILL 150643, etc.
2 recognized him. A check of Mr. Smith's
3 record indicated that he was a Tier 3 sex
4 offender and having served significant
5 jail time for this conviction and the
6 convicted felon for aggravated assault --

7 COUNCILMAN GREENLEE: Sir, sir,
8 sir, I don't -- where are we going with
9 this? Where are we going with this
10 really? I don't want to get into --

11 MR. COMMA: Well, it goes to
12 the credibility and also civil rights,
13 which we're speaking about, and ethics
14 towards civil rights. I'll leave these
15 copies with you.

16 COUNCILMAN GREENLEE: Why don't
17 you -- I really don't want to get into
18 that kind of thing. Okay?

19 MR. COMMA: I'm sorry.

20 COUNCILMAN GREENLEE: Because
21 we're talking about a casino here and I
22 don't want to get into other things.
23 Okay?

24 MR. COMMA: I'd like to leave
25 these with you, though.

1 11/16/15 - RULES - BILL 150643, etc.

2 COUNCILMAN GREENLEE: All
3 right. You can leave them. We'll make
4 them part of the record.

5 MR. COMMA: Thank you.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 MR. MARION: Hello.

9 COUNCILMAN GREENLEE: Please
10 identify yourself.

11 Ms. Hannibal, come to the
12 table, please.

13 Please identify yourself and
14 proceed.

15 MR. MARION: My name is Justin
16 Marion, Councilpeople, women and men. I
17 think it's a good idea. I came here
18 today with a very diverse group of people
19 from Parx Casino.

20 (Applause.)

21 MR. MARION: I didn't know what
22 to expect out of today or what I was
23 getting myself into.

24 COUNCILMAN GREENLEE: A little
25 closer to the mic. You're a little hard

1 11/16/15 - RULES - BILL 150643, etc.
2 to hear.

3 MR. MARION: I didn't know what
4 to expect or what I was getting myself
5 into when I came here today.

6 COUNCILMAN GREENLEE: We
7 usually don't know what to expect either.

8 MR. MARION: Thank you. Thank
9 you. Thank you.

10 We're talking about poverty.
11 There's no race. There's no color on it.
12 I came from the ground. I don't have an
13 11th grade education. Because I was
14 fortunate enough to have the opportunity
15 to work with Parx Casino, I am where I am
16 now today, and I think it's a great
17 opportunity for the City and everybody
18 that represents it. And that's it.

19 COUNCILMAN GREENLEE: Thank
20 you, sir. Thank you.

21 Ms. Hannibal, you'll be our
22 final speaker here today.

23 MS. HANNIBAL: Good afternoon.
24 My name is Louise Hannibal. I run an
25 organization called Philadelphia Citizens

1 11/16/15 - RULES - BILL 150643, etc.
2 in Action, which was formerly ran by the
3 late great Senator, my partner, Roxanne
4 Jones.

5 I'm a community activist. I'm
6 a committee person. I service this whole
7 City. I just don't help people in South
8 Philly. I help them in North Philly,
9 West Philly, Germantown. You name it, I
10 do it. I have worked in every campaign
11 from the federal government from the
12 President on down to locals in
13 Philadelphia, and didn't get paid to do
14 it. Did it because I believed in these
15 people and I believed it was the right
16 thing to do. And anybody that know my
17 track record knows that I can't be bought
18 and I can't be sold by nobody.

19 But I live in South Philly, and
20 at first I was happy that it was going to
21 be another casino to offset that crooked
22 SugarHouse that somebody need to
23 investigate immediately. But now as I
24 look at things, I say, Oh, I can't take
25 two crooked casinos in Philadelphia. I

1 11/16/15 - RULES - BILL 150643, etc.
2 just couldn't do it, and especially in
3 South Philly.

4 But the reason why I'm here,
5 because in South Philly, blacks have been
6 just about eliminated in South Philly
7 with these high rises and these condos.
8 So my thing is, what's going to happen to
9 the rest of the blacks in South Philly
10 with them bringing in this casino? When
11 they bring in this casino, they bringing
12 a bunch of executives. So what are the
13 plans where these executives going to
14 live? And the reason why I say that,
15 Councilman Kenyatta -- and you know why.
16 I don't have to go into detail. You know
17 why I'm saying that. We have a long
18 relationship. I'm very good friends with
19 your family. Me and your grandmother
20 were good friends, and I watched you
21 raised, but I can no longer sit by and
22 see what's happening to South Philly.

23 Now, they say they have met
24 with groups in South Philly. They ain't
25 met with no black groups in South Philly,

1 11/16/15 - RULES - BILL 150643, etc.

2 because I would have been in that crew.

3 So I just want to know what you saying

4 you going to set up an Advisory Board, I

5 want to see people that represent people

6 like me, the little people on that Board,

7 not these people with these titles.

8 See, people could say what they

9 want, but I've been out here long enough

10 to know when I'm hearing stuff and can

11 read between the lines. I'm disappointed

12 in quite a few leaders in this city that

13 claim they represent us, and I want to go

14 on record that saying I'm disappointed in

15 the NAACP and I'm not in support of some

16 of these preachers who need to turn them

17 collars around and wear them backwards,

18 because they don't represent us.

19 And to the people that work for

20 Cordish, I can understand you clapping

21 and everything, because you have a job,

22 but my main concern about a lot of these

23 casinos, the workers inside these casinos

24 are not represented by unions, and a lot

25 of us know that. So I want to know do

1 11/16/15 - RULES - BILL 150643, etc.
2 Cordish workers represented by a union in
3 that organization? Because the workers
4 do not be represented by a union, and
5 most of these casinos do not want unions
6 in there. So that's something seriously
7 that this Council need to look at, that
8 these workers have unions, because I know
9 that the time is running out, because
10 this is going to be a new Council in
11 January. But I would appreciate it if
12 y'all didn't just push this down our
13 throats, because I'm seriously looking at
14 South Philly. We already been totally
15 pushed totally out of South Philly.
16 People talk about North Philly, West
17 Philly, Germantown. Y'all need to come
18 to South Philly and see what have been
19 done to us. And with Cordish coming in,
20 I want to know how far into what's left
21 of the pinch of the black community
22 that's left down there, what's going to
23 happen to the rest of us? And I'm
24 serious, Councilman Kenyatta. Until
25 Cordish meet with the black community in

1 11/16/15 - RULES - BILL 150643, etc.

2 South Philly, you know I will do whatever
3 it takes to try to stop them.

4 I just want to finish by saying
5 to Councilman Wilson, my heart goes out
6 that you leaving, but I want to thank you
7 for all of the years of service that you
8 did give us and was there for us on every
9 issue.

10 And I just hope that y'all
11 would be serious and tone this down and
12 really look into some of these
13 accusations, because I know about putting
14 it under the rug and hiding it and all
15 this stuff. And I know by when you get
16 the head black in charge to get up and
17 say things that benefit them. But
18 something Councilwoman Blondell Reynolds
19 said, she asked them how many women were
20 in leadership in the Cordish
21 organization. I don't think you was
22 asking them how many women were in
23 leadership in their little organization.
24 I don't think you was talking about they
25 wives and stuff. I think you wanted to

1 11/16/15 - RULES - BILL 150643, etc.
2 know how many women had good positions in
3 Cordish leadership, and I don't think I
4 heard that. So please pay close
5 attention to what's going on in this
6 city.

7 COUNCILMAN GREENLEE: Thank
8 you. Thank you, ma'am.

9 MS. HANNIBAL: Especially
10 coming into South Philly.

11 COUNCILMAN GREENLEE: That
12 completes our hearing for today. We will
13 now go into a public meeting on all these
14 bills, and the Chair recognizes
15 Councilman Goode.

16 COUNCILMAN GOODE: Thank you,
17 Mr. Chairman. I move that Bill 150747
18 and Bill 150721 be reported out of this
19 Committee with a favorable
20 recommendation, that the rules of Council
21 be suspended so as to permit first
22 reading at our next session of Council.

23 (Duly seconded.)

24 COUNCILMAN GREENLEE: It's been
25 moved and seconded.

1 11/16/15 - RULES - BILL 150643, etc.

2 All in favor?

3 (Aye.)

4 COUNCILMAN GREENLEE: Opposed?

5 (No response.)

6 COUNCILMAN GREENLEE: Hearing

7 none, Bill Nos. 150747 and 150721 have

8 been reported out of this Committee

9 favorably with a rules suspension.

10 Councilman Goode.

11 COUNCILMAN GOODE: I move that

12 the amendments to Bill 150722, 150705,

13 150745, 150766, 150643, 150744, and

14 150767 be approved.

15 (Duly seconded.)

16 COUNCILMAN GREENLEE: It's been

17 moved and seconded.

18 All in favor?

19 (Aye.)

20 COUNCILMAN GREENLEE: Opposed?

21 (No response.)

22 COUNCILMAN GREENLEE: Hearing

23 none, the amendments to those bills have

24 been approved.

25 Councilman Goode.

1 11/16/15 - RULES - BILL 150643, etc.

2 COUNCILMAN GOODE: I move that
3 Bills 150722, 150705, 150745, 150766,
4 150643, 150744, and 150767, all as
5 amended, be reported out of this
6 Committee with a favorable
7 recommendation, that the rules of Council
8 be suspended so as to permit first
9 reading at our next session of Council.

10 (Duly seconded.)

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

13 All in favor?

14 (Aye.)

15 COUNCILMAN GREENLEE: Opposed?

16 (No response.)

17 COUNCILMAN GREENLEE: Hearing
18 none, for the record, Bill Nos. 150722 as
19 amended, 150705 as amended, 150745 as
20 amended, 150766 as amended, 150643 as
21 amended, 150744 as amended, and 150766 as
22 amended, all are reported out of this
23 Committee with a favorable recommendation
24 with a rules suspension to allow reading
25 at our next session of Council.

1 11/16/15 - RULES - BILL 150643, etc.

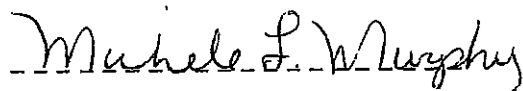
2 That concludes our Committee
3 meeting for today. Thank you all for
4 your participation.

5 (Committee on Rules concluded
6 at 4:30 p.m.)

7 - - -

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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