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COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC HEARING AND PUBLIC MEETING
BEFORE COUNCIL COMMITTEE ON RULES

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- - -
Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, 1/24/01
9:44 a.m.

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- - -
RES. 000796 - Appointing Christian DiCicco to the
Board of Directors of SEPTA.

7

BILL 000643 - Changing zoning designations of
areas of land located within area bounded by
Market, 46th, Locust, 40th, Walnut, and 38th. . .

8

BILL 000710 - Amending section on "Frankford
Avenue Special Services District Controls". . .

9

BILL 000711 - Changing zoning designations of
certain areas of land located within area bounded
by Aramingo, Butler St. Thompson, and Castor. . .

10

BILL 000789 - Amending an ordinance approved July
18, 1995 which approved the redevelopment proposal
of the Redevelopment Authority of the City of
Philadelphia for the redevelopment of the Stenton
Avenue Urban Renewal Area. . .

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BILL 000794 - Amending an ordinance approved
which approved the redevelopment proposal, the
urban renewal plan, and the relocation plan of the
Redevelopment Authority of the City of
Philadelphia for the redevelopment of the Model
Cities Urban Renewal Area. . .

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BILL 000795 - Re 1538 Cecil B. Moore Avenue for
commercial reuse. . .

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PRESENT: COUNCIL PRESIDENT ANNA C. VERNA, Chair
COUNCILMAN JAMES F. KENNEY, Vice Chair
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN DARRELL L. CLARKE
COUNCILMAN FRANK DICICCO
COUNCILMAN MICHAEL A. NUTTER

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VINCENT VARALLO ASSOCIATES, INC.
Registered Professional Reporters
Eleven Penn Center, Suite 600
Philadelphia, PA 19103
(215) 561-2220

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2 P R O C E E D I N G S

3 COUNCIL PRESIDENT VERNA: Good morning,
4 everyone. I apologize for the delay. This is the
5 Committee on Rules public hearing, and a quorum is
6 established. To my left is Councilman DiCicco, to
7 my right is Councilwoman Blackwell and Councilman
8 Nutter, and I know that Councilman Kenney has been
9 here since 9 o'clock, so he apparently left the
10 room for a moment.

11 I would ask the clerk to please read
12 Resolution No. 000796.

13 THE CLERK: A resolution appointing
14 Christian DiCicco to the Board of Directors of the
15 Southeastern Pennsylvania Transit Authority.

16 COUNCIL PRESIDENT VERNA: I believe
17 there is someone from the Administration who will
18 testify on this resolution.

19 (Witness comes forward.)

20 COUNCIL PRESIDENT VERNA: Good morning.

21 SEC'Y CLARK: Good morning, Madam
22 President.

23 COUNCIL PRESIDENT VERNA: Please
24 identify yourself for the record.

25 SEC'Y CLARK: My name is Augusta Clark,

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2 and I am Secretary of Agencies, Authorities,
3 Boards, and Commissions, and I've reduced that
4 long name to AABCs.

5 (Laughter.)

6 SEC'Y CLARK: Good morning, President
7 Verna and members of the Council Committee on
8 Rules. My name is Augusta Clark, and I am
9 Secretary of Agencies, Authorities, Boards, and
10 Commissions. I am here to testify in favor of
11 Resolution 000796. Thank you for the opportunity
12 to appear before you today.

13 This resolution would appoint Christian
14 DiCicco, Esquire, to the Board of Directors of the
15 Southeastern Pennsylvania Transportation
16 Authority, or SEPTA, to serve a five-year term.
17 Mr. DiCicco is an attorney from the law firm of
18 Dilworth Paxson in Philadelphia. He specializes
19 in corporate, real estate, and securities law.

20 Mr. DiCicco, who was born and raised in
21 Philadelphia, attended California State University
22 - Los Angeles where he received a bachelor of
23 arts in psychology. After graduating from UCLA,
24 he returned to the Philadelphia region and
25 attended Widener University School of Law, in

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Wilmington, Delaware. As a member of the Widener Law School, as a student at Widener, Mr. DiCicco served as law clerk to the Honorable Annie J. DeFino, who sits in the Pennsylvania Court of Common Pleas. He has also worked as a summer associate in the firm of Rayness, McCarthy, Binder, Ross & Mundy. During his third year of law school, he participated in the prestigious Juvenile Advocacy Clinic sponsored by the Widener School of Law.

In addition to his varied professional and academic achievements, Mr. DiCicco has a solid record of public service. As Director of Operations for the Citizens Alliance for Better Neighborhoods, he's responsible for coordinating various community enhancement projects that bring value to the neighborhoods of Philadelphia.

Madam President, I believe that Mr. DiCicco will serve Philadelphia well as a member of this board. Therefore, I am pleased to support this resolution. I thank you for the opportunity to testify and hold myself available for questioning.

COUNCIL PRESIDENT VERNA: Thank you.

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2 Are there any questions of Mrs. Clark?

3 (No questions.)

4 COUNCIL PRESIDENT VERNA: Thank you
5 very much.

6 SEC'Y CLARK: Thank you.

7 COUNCIL PRESIDENT VERNA: Mr. DiCicco,
8 do you mind approaching the table, please.

9 (Witness comes forward.)

10 COUNCIL PRESIDENT VERNA: Good morning.

11 MR. DICICCO: Good morning.

12 COUNCIL PRESIDENT VERNA: I just want
13 to say at the outset that we are very proud that
14 your name has been recommended for this position.

15 I just have a few questions to ask, and
16 maybe we should have you identify yourself for the
17 record first.

18 MR. DICICCO: Thank you, Madam
19 President. My name is Christian DiCicco, and
20 first I'd like to thank Secretary Clark for her
21 kind words as well, and it's an honor to be before
22 these distinguished Councilmembers.

23 COUNCIL PRESIDENT VERNA: Thank you.

24 Can you tell us in your opinion what
25 insight you will bring to SEPTA as a new board

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2 member.

3 MR. DICICCO: Pleasure.

4 I rode the subway throughout
5 Philadelphia since my days in high school at
6 St. Joe's Prep on Girard Avenue as an avid user of
7 public transportation in this city, as well as
8 when I lived in California, I took the bus every
9 day to school. And I feel as though I have an
10 insight to compare the public transportation
11 systems in major cities, from Philadelphia to Los
12 Angeles.

13 COUNCIL PRESIDENT VERNA: Are you still
14 taking SEPTA?

15 MR. DICICCO: That is correct.

16 COUNCIL PRESIDENT VERNA: Good for you.

17 Do you feel that you can have a good
18 working relationship with the county
19 representatives?

20 MR. DICICCO: I met with the county
21 representatives prior to this meeting, and I feel
22 as though I will have an excellent working
23 relationship and good communication amongst
24 ourselves.

25 COUNCIL PRESIDENT VERNA: And do you

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2 plan on keeping Council as well as the Mayor
3 informed on all important issues at SEPTA?

4 MR. DICICCO: I feel as though it's my
5 duty to keep the City informed about SEPTA and to
6 get feedback from the City as to their concerns
7 and issues.

8 COUNCIL PRESIDENT VERNA: Well, I can
9 say that the apple never falls far from the tree,
10 and I know how efficient and hard-working
11 Councilman DiCicco has been on this body, and I am
12 absolutely certain that he will work equally as
13 hard and be an asset.

14 So the Chair -- are there any questions
15 or comments from members of the committee?

16 The Chair recognizes Councilman Kenney.

17 COUNCILMAN KENNEY: Thank you, Madam
18 President. I'd like to take the opportunity to
19 say a few words about Christian. I know his
20 father may be less likely to say something
21 publicly because he is so proud of you and it's
22 obvious how proud he is after all the hard work
23 you've done and all the hard work he did to get
24 you through school and to law school and to see
25 you sitting here today as an accomplished

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2 professional.

3 So I just want to say, Madam President,
4 that I -- okay, he's 28 years old yesterday, I
5 understand, which is making me feel a little bit
6 old as I sit here today, but I saw him firsthand
7 in the neighborhood through his work with
8 Citizens Alliance actually driving the street
9 sweepers, driving the backhoes, shoveling snow in
10 work clothes, with work gloves. I mean, he's not
11 one to shun hard work and to get his hands dirty
12 and to get in there and make the neighborhood a
13 better place.

14 I've seen him from when his father
15 owned a restaurant and was, you know, working
16 seven days a week sometimes, you know, seven
17 nights a week also, and I saw him come from a
18 young youngster -- I was a preteenager, I guess,
19 at the time -- through his teenage years, through
20 his college years, although he was in California
21 when he came back for holidays, and we saw him
22 grow and mature, and I'm very, very proud to be
23 able to cast my vote today both on the committee
24 and on the floor in two weeks to make him a member
25 of the SEPTA Board. I think he's got a great

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2 future ahead of him, and we're happy to have him
3 living in this city, 'cause his father would kill
4 him if he ever thought about moving out of the
5 City.

6 (Laughter.)

7 COUNCILMAN KENNEY: But I just wanted
8 to say that for the record, and I'm very proud of
9 you personally, having known you and seen where
10 you're going where and you may go.

11 Good luck.

12 MR. DICICCO: Thank you very much,
13 Councilman Kenney.

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

16 COUNCILMAN NUTTER: Thank you, Madam
17 Chair.

18 Mr. DiCicco, would you now for this
19 record like to admit -- it's my understanding that
20 you have the largest number of detention days of
21 any person in your class at St. Joe's Prep; isn't
22 that correct Mr. DiCicco?

23 (Laughter.)

24 MR. DICICCO: I can neither confirm or
25 deny those allegations.

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2 COUNCILMAN NUTTER: The apple doesn't
3 fall far from the tree.

4 (Laughter.)

5 COUNCIL PRESIDENT VERNA: The Chair
6 recognizes Councilwoman Blackwell.

7 COUNCILWOMAN BLACKWELL: Thank you very
8 much.

9 Certainly, I would like to say that
10 this is a pleasant surprise. It's a pleasure
11 meeting you, and I wish you all the best.

12 MR. DICICCO: Thank you very much.

13 COUNCIL PRESIDENT VERNA: I don't want
14 you to ever get the impression that we treat all
15 of our witnesses as kindly as you've been treated
16 today.

17 (Laughter.)

18 COUNCILMAN KENNEY: It may be the last
19 time.

20 COUNCILMAN DICICCO: Yeah, wait till
21 you have to come back.

22 COUNCIL PRESIDENT VERNA: Are there any
23 other questions or comments from members of the
24 committee?

25 (No further questions.)

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2 COUNCIL PRESIDENT Verna: Do we have
3 anyone else to testify on this resolution?

4 (No response.)

5 COUNCIL PRESIDENT Verna: Seeing none,
6 we will now consider our next bill.

7 Thank you, Mr. DiCicco.

8 MR. DICICCO: Thank you, Madam
9 President. Thank you, Councilmembers.

10 COUNCIL PRESIDENT Verna: The clerk
11 will please read the title of Bill No. 000643.

12 THE CLERK: An ordinance to amend the
13 Philadelphia zoning maps by changing the zoning
14 designations of certain areas of land located
15 within an area bounded by Market Street, 46th
16 Street, Locust Street, 40th Street, Walnut Street,
17 and 38th Street.

18 (Witness comes forward.)

19 COUNCIL PRESIDENT Verna: We're
20 starting a new session, and I know that we have a
21 rule that testimony is to be delivered 48 hours
22 prior to a hearing. We did not receive testimony
23 on these bills until after 5 o'clock yesterday.
24 That is not going to be tolerated in the future,
25 and I just want to be on the record on that, and

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2 if it weren't that Councilmembers were really
3 interested in some of the bills that are scheduled
4 before us today, I would certainly have recessed
5 this until another day.

6 Please read the title of 643. Oh, you
7 did read it?

8 Okay, kindly identify yourself for the
9 record.

10 MR. CHAPMAN: Good morning, Madam
11 President and members of the committee. For the
12 City Planning Commission, my name is Thomas
13 Chapman.

14 Councilmember Blackwell introduced Bill
15 No. 643 on October 12th of 2000. This bill
16 represents a comprehensive rezoning under the
17 Planning Commission Citywide Zoning Remapping
18 Program. It encompasses approximately 143 acres
19 of land in a part of West Philadelphia. This
20 rezoning covers an area bounded by Market Street,
21 46th Street, Locust Street, 40th Street, Walnut
22 Street, and 38th Street, and represents the
23 northern section of the Spruce Hill neighborhood.

24 The zoning committee involved in work
25 of this remapping included representatives of the

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2 residential, the business, the development, and
3 the institutional communities and have met several
4 times over the past summer. The most significant
5 change that this bill proposes is the changing of
6 most of the land that is currently zoned C-4
7 Commercial.

8 This change was done to reflect the
9 fact that most of the development in this area was
10 significantly less dense than that which is
11 permissible under the C-4 classification. In most
12 instances, these properties were changed to either
13 a C-2 Commercial or a C-3 Commercial designation,
14 depending on the pattern of existing land use or
15 the existence of development opportunities.

16 Where the land use pattern was
17 residential in nature, the zoning designation was
18 changed to reflect that use. In most cases, the
19 residential zoning designations used allowed for
20 multi-family dwellings reflecting the current use
21 of the residential properties and the proximity of
22 the University of Pennsylvania and Drexel
23 University.

24 This bill was prepared at the request
25 of and in conjunction with the Spruce Hill Civic

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2 Association. The rezoning was the subject of
3 several meetings with the zoning committee of
4 Spruce Hill during the summer of 2000. This group
5 consisted of representatives of the residential
6 community, the business community, the development
7 community, and the institutional community. The
8 executive board of the Spruce Hill Community
9 Association approved the proposed remapping at its
10 meeting of September 12, 2000, and the proposal
11 was adopted by the entire civic association at its
12 general membership meeting on September 28, 2000.

13 The Planning Commission, at its meeting
14 of January 18, 2001, recommended that Bill No. 643
15 be approved and recommend that City Council also
16 approve this bill.

17 I would be happy to answer any
18 questions from members of the committee.

19 COUNCIL PRESIDENT Verna: Thank you.

20 MR. CHAPMAN: I'm sorry, excuse me.
21 With your permission, I would like to offer an
22 amendment to this bill. Actually, I'm offering
23 this on behalf of the University of Pennsylvania;
24 I don't believe that the representative of the
25 University is here today.

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2 There were three changes to the map
3 that were requested by the University. They have
4 been discussed with the community, and there was
5 agreement by the community to support these
6 changes.

7 COUNCIL PRESIDENT VERNA: Do you have
8 copies of the amendment?

9 MR. CHAPMAN: Yes, I do.

10 Madam President, the map on the top
11 indicates the three properties in red where the
12 changes to what has been introduced or proposed.

13 COUNCILMAN KENNEY: Only one is in red.

14 COUNCIL PRESIDENT VERNA: Only one is
15 in red.

16 MR. CHAPMAN: Yes.

17 COUNCILWOMAN BLACKWELL: Let me ask
18 you, Mr. Chapman, the Spruce Hill Community
19 Association is still in agreement with this
20 amendment, is it not?

21 MR. CHAPMAN: Yes.

22 COUNCILWOMAN BLACKWELL: Thank you.

23 MR. CHAPMAN: Yes, at our Planning
24 Commission meeting this past Thursday, Spruce Hill
25 and the University of Pennsylvania both attended

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2 and supported the bill.

3 COUNCILWOMAN BLACKWELL: I knew they
4 were in support of the bill, but I neglected to
5 check on the amendment.

6 Thank you.

7 COUNCIL PRESIDENT Verna: We're just
8 looking at the bill, and actually, other than the
9 title, the bill is all maps.

10 MR. CHAPMAN: Yes.

11 COUNCIL PRESIDENT Verna: So you'll
12 make certain that a copy, as you have given us one
13 copy in red, will be given to the Chief Clerk's
14 Office?

15 MR. CHAPMAN: Yes, Madam President.

16 COUNCIL PRESIDENT Verna: Thank you.

17 MR. CHAPMAN: Thank you.

18 COUNCIL PRESIDENT Verna: Are there any
19 questions and/or comments?

20 The Chair recognizes Councilwoman
21 Blackwell.

22 COUNCILWOMAN BLACKWELL: Thank you.

23 As this committee will note, we did
24 send a letter yesterday around supporting this.

25 As has been mentioned, this has been going on for

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2 at least six months. The Spruce Hill Community
3 Association has a zoning committee that's been
4 active for many, many years -- I don't know how
5 many years, maybe 15 years or something, a very
6 long time. And the University of Pennsylvania
7 also submitted in writing letters of support.

8 So given that everybody was agreed with
9 this ordinance, we're happy to support it.

10 COUNCIL PRESIDENT VERNA: Thank you.

11 Any other questions from members of the
12 committee?

13 (No further questions.)

14 COUNCIL PRESIDENT VERNA: Do we have
15 anyone else to testify on this bill?

16 Seeing none, the next bill --

17 MR. WHITE: I do, I do.

18 COUNCIL PRESIDENT VERNA: Oh, I'm
19 sorry.

20 (Witness comes forward.)

21 COUNCIL PRESIDENT VERNA: Good
22 morning. Please identify yourself for the record
23 and proceed with your testimony.

24 MR. WHITE: Hi. My name is Christopher
25 White, I'm a community resident, and I didn't

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2 really hear about this zoning ordinance until last
3 night, and many people in the neighborhood only
4 heard about it when the notices went up.

5 There's some various concerns. It's
6 not a very clear process with the zoning change.
7 One concern is as while with -- our concern is,
8 while I think housing is always a good thing --

9 COUNCIL PRESIDENT VERNA: I'm sorry,
10 you're speaking to closely in the mic. and it's
11 really jumping back.

12 MR. WHITE: Thank you.

13 COUNCIL PRESIDENT VERNA: Thanks.

14 MR. WHITE: Okay. While I would be
15 glad if it was more open to there being more
16 housing and cheaper housing in the neighborhood,
17 and while I would like to block any future chain
18 stores in the neighborhood, I wouldn't want the
19 zoning change to prevent, say, like more like
20 family grocery stores from starting or things of
21 that nature.

22 Another thing is, friends of mine
23 who've lived in other cities, like a friend who's
24 with me today, for example, who lived in Portland
25 saw zoning changes happen like this, and what it

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2 could affect -- it affected people who live in
3 apartments above store fronts. I'm not -- it's
4 not clear to me whether or not this would happen
5 in the same way, but the tax brackets changed and
6 they were evicted, and then they were replaced by
7 high-rise apartments. If this change causes that,
8 I'd also be opposed to that.

9 I'm also upset that there's a new
10 amendment by U Penn. I attended a Spruce Hill
11 Community Association meeting a few months ago,
12 where Penn unveiled a plan that they have this
13 partnership with (indiscernible) and Fannie Mae.
14 What this plan says that it's a plan of theirs to
15 buy up all apartment buildings, all buildings that
16 have four units or more in them, and to raise the
17 rent to what they call "moderate income housing
18 rents." Their idea of moth moderate, when asked
19 at this meeting, is \$500 for a one-bedroom
20 apartment; that's not the rate for a one-bedroom
21 apartment in that neighborhood now. And if this
22 would allow -- this plan is opposed by the
23 community, and if this makes it easier for U Penn
24 to carry through with Travel Co. (ph.), then I
25 would be opposed to it also for that reason.

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2 Thank you.

3 COUNCILWOMAN BLACKWELL: Thank you very
4 much. If you would talk with my staff person,
5 Darwin Beauvais, our staff attorney, we're glad to
6 work with you and will certainly put you in touch
7 with the sponsors of the bill so that you are
8 comfortable before we have a full vote. Today is
9 our committee meeting, but it still has to go
10 before Council on two sessions, so we want to make
11 sure that you are comfortable with everything
12 that's happening.

13 We appreciate your coming down as a
14 neighborhood resident and we really want to work
15 with you on this bill.

16 MR. WHITE: Thank you.

17 COUNCILWOMAN BLACKWELL: Thank you.

18 COUNCIL PRESIDENT VERNA: Do we have
19 anyone else to testify on this bill?

20 (No response.)

21 COUNCIL PRESIDENT VERNA: I would like
22 the record to reflect that Councilman Clarke has
23 joined the committee.

24 The clerk will please read the title of
25 Bill 000710.

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2 THE CLERK: An ordinance amending Title
3 14 of the Philadelphia Code relating to "zoning
4 and planning," by amending Chapter 14-1600,
5 entitled "Miscellaneous," by amending Section
6 14-1619, entitled "Frankford Avenue Special
7 Services District Controls," by expanding the
8 boundaries of the district, under certain terms
9 and conditions.

10 COUNCIL PRESIDENT VERA: Mr. Chapman?

11 MR. CHAPMAN: Good morning again,
12 Council President Verna and members of the
13 committee. My name is Tom Chapman, and I am from
14 the City Planning Commission.

15 Councilwoman Krajewski introduced Bill
16 No. 710 on November 16th of 2000. It's a
17 relatively minor amendment to the zoning code.
18 This bill amends the Frankford Avenue Special
19 District Control Section of the zoning code, which
20 is a zoning overlay affecting commercially-zoned
21 properties with frontage on Frankford Avenue
22 extending from Harbison Avenue to Leon Street.

23 As the Council knows, zoning overlays
24 are an additional layer of controls that are
25 placed on top of the controls of the underlying

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2 zoning classifications. Zoning overlays can serve
3 many purposes; most of them further restrict the
4 allowable uses of a property; others provide
5 additional sign controls, building height
6 restrictions, parking restrictions, and setback
7 restrictions.

8 Bill 710 amends this overlay by simply
9 extending the area that is subject to the controls
10 to include commercially-zoned properties on
11 Cottman Avenue between Leon Street and Erdwick
12 Street. This was an oversight when the original
13 bill drafted since these properties are clearly a
14 part of Mayfair-Holmesburg shopping district on
15 this stretch of Frankford Avenue. There are no
16 additional amendments to the provisions of the
17 overlay.

18 It is our understanding that
19 Councilwoman Krajewski intends to propose future
20 amendments to this section of the code, dealing
21 with issues such as parking, landscaping, setback,
22 and prohibited uses.

23 The Planning Commission, at its meeting
24 of April 6, 2000, recommended that Bill No. 14 be
25 approved. This bill was the original ordinance

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2 that added the Frankford Avenue Special District
3 Controls section to the zoning code. The Planning
4 Commission, at its meeting of January 18, 2001,
5 recommended that Bill No. 710 be approved, and
6 recommended that the City Council also approved
7 this amendment.

8 I would be happy to answer any
9 questions from the members of the committee.

10 COUNCIL PRESIDENT VERNA: Thank you.

11 Are there any questions from members of
12 the committee?

13 (No questions.)

14 COUNCIL PRESIDENT VERNA: Do we have
15 anyone else to testify on this bill?

16 (No response.)

17 COUNCIL PRESIDENT VERNA: Seeing none,
18 I would ask Mr. Mezzaroba to please read the title
19 of Bill No. 711.

20 THE CLERK: An ordinance amending the
21 Philadelphia zoning maps by changing the zoning
22 designations of certain areas of land located
23 within an area bounded by Aramingo Avenue, Butler
24 Street, Thompson Street, and Castor Avenue.

25 MR. CHAPMAN: Once again, good morning,

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2 Council President Verna and members of the
3 committee. My name is Tom Chapman, and I'm here
4 on behalf of the City Planning Commission.

5 Councilwoman Krajewski introduced Bill
6 No. 711 on November 16, 2000. Bill 711 amends the
7 Philadelphia Zoning Maps by changing the zoning
8 designations of a 27-acre parcel of land from a
9 classification of G-2 general industry to class
10 AFC, area shopping center.

11 The site in question is bounded by
12 Aramingo Avenue, Butler Street, Thompson Street,
13 and Castor Avenue, and is located in the Port
14 Richmond section of the City.

15 In 1997, the Zoning Board of Adjustment
16 granted a variance for uses at this property to be
17 those as permitted in an area shopping center
18 district. The uses on this block currently
19 include a supermarket, a bank, a fast-food
20 restaurant, and a Home Depot that's currently
21 under construction.

22 Many of the parcels along Aramingo
23 Avenue in the immediate vicinity of this site are
24 developed commercially despite the fact that the
25 zoning remains G-2 general industry. In most

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2 cases, these properties were developed with
3 commercial uses at a time when the G-2
4 classification still permitted commercial uses.
5 This bill will allow the commercial development on
6 the property to have future expansions, in
7 conformance with the AFC area shopping center
8 zoning designation.

9 The Planning Commission, at its meeting
10 of January 18, 2001, recommended that Bill No. 711
11 be approved and recommended that the City Council
12 also approve this change.

13 One thing I would add to my testimony,
14 and that is on December 30th of 2000, Belgrade
15 Street, which you can see on the map Mr. Kramer is
16 pointing to right now, the white strip, that
17 street was stricken by an act of City Council, so
18 that by -- by the law, the area shopping center
19 zoning would go to the middle of that stricken
20 street.

21 COUNCIL PRESIDENT VERA: I'm sorry.
22 Do you mind repeating your last statement?

23 MR. CHAPMAN: Sure.

24 COUNCIL PRESIDENT VERA: I didn't hear
25 you.

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2 MR. CHAPMAN: Sure. On December 30th
3 of the year 2000, Belgrade Street was stricken,
4 and that Belgrade Street is that white strip that
5 Mr. Kramer is pointing to.

6 By operation of law, once a street is
7 stricken, the zoning on the adjoining properties
8 is taken to the center line of the street. In
9 this case, since the zoning on both sides of
10 Belgrade Street is area shopping center, that area
11 shopping center designation would be extended to
12 the former bed of the street.

13 COUNCIL PRESIDENT VERNA: Okay, so --

14 MR. CHAPMAN: So that what you're
15 seeing there would no longer have that white strip
16 in the middle of it; the whole map would be red.

17 COUNCIL PRESIDENT VERNA: Okay, there's
18 no necessity to amend the bill?

19 MR. CHAPMAN: No, no.

20 COUNCIL PRESIDENT VERNA: Okay, any
21 questions from members of the committee?

22 (No questions.)

23 COUNCIL PRESIDENT VERNA: Do we have
24 anyone else to testify on this bill?

25 (No response.)

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2 COUNCIL PRESIDENT Verna: Seeing none,
3 the clerk will read the title of Bill 789.

4 THE CLERK: An ordinance amending an
5 ordinance approved July 18, 1995, which approved
6 the redevelopment proposal of the Redevelopment
7 Authority of the City of Philadelphia for the
8 redevelopment of the Stenton Avenue Urban Renewal
9 Area, by approving the first amendment of the
10 redevelopment proposal, which provides, inter
11 alia, for the expansion of the boundary for the
12 Stenton Avenue Urban Renewal Area to include 6913
13 Stenton Avenue, the additional land acquisition of
14 6913 Stenton Avenue, and provisions of certain
15 relocation services, as required by law, for the
16 individuals, families, and business concerns which
17 will be displaced.

18 (Witness comes forward.)

19 COUNCIL PRESIDENT Verna: Good morning.

20 MR. WETZEL: Good morning.

21 COUNCIL PRESIDENT Verna: Please
22 identify yourself for the record and proceed with
23 your testimony.

24 MR. WETZEL: My name is Herbert Wetzel,
25 and I'm the Executive Director of the Philadelphia

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2 Redevelopment Authority.

3 Madam Chairperson and members of the
4 committee, I'm here to speak in support of Bill
5 No. 000789, which is the first amendment to the
6 Stenton Avenue redevelopment proposal and urban
7 renewal plan for the Stenton Avenue redevelopment
8 area and the Stenton Avenue urban renewal area.
9 This bill would authorize the Redevelopment
10 Authority to acquire one property, a vacant and
11 abandoned utility shed, to eliminate blight in the
12 area, as part of the Ogontz Avenue Revitalization
13 Corporation's Gateway Project.

14 This property will be developed into a
15 full-service laundromat to serve the area
16 residents. This project will serve to enhance the
17 area, which is already benefitting from a
18 newly-developed 174,000 square foot retail and
19 commercial space that was developed by the Ogontz
20 Avenue Revitalization Corporation. The
21 development of this property, located at 6913
22 Stenton Avenue, will require the demolition of an
23 abandoned utility shed, and there is no relocation
24 associated with this activity.

25 Madam Chairperson and members of the

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2 committee, I respectfully request favorable
3 consideration of Bill No. 000789, and would ask
4 for the suspension of Council rules to allow for a
5 first reading on February 1, 2001.

6 The map up there indicates the urban
7 renewal areas both in the red and the blue, and
8 the taking is going to be on that smaller red
9 parcel, if it could be pointed out. Right here is
10 where the taking is going to take place. On the
11 larger red parcel and the blue parcel, development
12 is already complete, with a combination
13 McDonald's-Amoco, and then next to that, FAME,
14 which is a job training and placement center
15 that's been developed on that particular site.

16 So we will have, by doing this,
17 eliminated all of the blight in that particular
18 area and, again, created an economic development
19 activity on this parcel.

20 COUNCIL PRESIDENT VERNA: Great. Could
21 you simply point out in the photo to the property
22 in question, please.

23 MR. WETZEL: Yeah.

24 COUNCIL PRESIDENT VERNA: Very good.

25 MR. WETZEL: And that top photo, it's

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2 actually the lot between -- right in that
3 particular area, and you can see it's blighted and
4 the trash-strewn lot and everything, and this will
5 be developed.

6 COUNCIL PRESIDENT Verna: Mm-hmm.

7 Thank you.

8 Are there any questions from members of
9 the committee?

10 (No questions.)

11 COUNCIL PRESIDENT Verna: Do we have
12 anyone else to testify on this bill? Would you
13 please approach the table, sir.

14 (Witness comes forward.)

15 COUNCIL PRESIDENT Verna: Good
16 morning. Kindly identify yourself for the record
17 and proceed with your testimony.

18 MR. Unger: Good morning, Madam
19 President and committee members, my name is John
20 Unger, and I'm the Director for Economic
21 Development for the Ogontz Avenue Revitalization
22 Corporation. Ogontz Avenue Revitalization
23 Corporation, or "ORC," is a nonprofit community
24 development corporation founded by Pennsylvania
25 State Representative Dwight Evans in 1983. The

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2 target area served by our corporation is the West
3 Oak Lane community.

4 For over 17 years, ORC has carried out
5 its mission, which is to create and stimulate
6 economic development and improve the quality of
7 life in West Oak Lane. Since the beginning of
8 1983, we've grown from a group of concerned
9 volunteers to a professional staff of 10 governed
10 by a 19-member board of directors.

11 We take a wholistic approach to
12 community revitalization. As a result, we've
13 provided a wide range of services, including
14 mixed-use development, commercial development,
15 property management, employment training, clean
16 sweep services, business support services,
17 activities and education. Over the years, we've
18 completed the rehabilitation of a 35,000 square
19 foot commercial shopping center, rehabilitation of
20 46 low-to moderate-income rental apartment units,
21 a 14,000 square foot mixed-purpose community
22 center, which houses day care, social service
23 agencies. We've also established the West Oak
24 Lane Charter School, a full-service family
25 restaurant on Ogontz Avenue, as well as the

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2 renovation of an abandoned factory, which is now
3 the FAME Manufacturing Education Program, as well
4 as the joint Amoco-McDonald's. Both FAME and
5 Amoco McDonald's are in the renewal area we spoke
6 about. All of these projects combined add up to
7 over 200,000 square feet of development and a
8 total investment of \$24 million in the
9 neighborhood.

10 Despite the two major completed
11 projects in the Stenton Avenue Urban Renewal Area,
12 there still exist some vacant parcels that are a
13 blight to the community. The most visible is 6901
14 to 13 Stenton Avenue, directly across from the
15 Amoco-McDonald's and Martin Luther King High
16 School. It's currently an abandoned gas station,
17 with an abandoned utility shed; we plan to tear
18 down the structures and put up a full-service
19 laundromat. We've been talking to a national
20 laundromat chain which has expressed interest in
21 this site. We're working with Redevelopment
22 Authority, the City Commerce Department, the
23 Pennsylvania Department of Community Economic
24 Development in developing this site, which we
25 believe will remove the last blighting influence

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2 in that intersection.

3 COUNCIL PRESIDENT Verna: Apparently,
4 you're doing an excellent job, and I personally
5 want to applaud you. I think all of this sounds
6 absolutely wonderful.

7 MR. Unger: Thank you, Madam President.

8 COUNCILWOMAN Verna: Are there any
9 questions or comments from members of the
10 committee?

11 The Chair recognizes Councilwoman
12 Blackwell.

13 COUNCILWOMAN Blackwell: Thank you.

14 I visited that area when the school
15 started and got a tour with Representative Evans,
16 and I concur with the President's comments about
17 what a great work.

18 Thank you.

19 MR. Unger: Thank you.

20 COUNCIL PRESIDENT Verna: Thank you
21 very much for coming in to testify.

22 MR. Unger: My pleasure.

23 COUNCIL PRESIDENT Verna: Do we have
24 anyone else to testify on Bill 789?

25 (No response.)

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2 COUNCIL PRESIDENT Verna: Seeing none,
3 the clerk will please read the title of Bill No.
4 000794.

5 THE CLERK: An ordinance amending an
6 ordinance approved December 15, 1969, as amended,
7 which approved the redevelopment proposal, the
8 urban renewal plan, and the relocation plan of the
9 Redevelopment Authority of the City of
10 Philadelphia for the redevelopment of the Model
11 Cities Urban Renewal Area, by approving the 27th
12 amendment of the redevelopment proposal, the 19th
13 amendment to the urban renewal plan, and the 18th
14 amendment to the relocation plan, which provide,
15 inter alia, for additional land acquisitions of
16 approximately 117 properties and provision of
17 certain relocation services, as required by law.

18 COUNCIL PRESIDENT Verna: Please
19 proceed.

20 MR. WETZEL: Good morning. I'm here to
21 testify on behalf of Bill No. 000794, which would
22 authorize the 27th amended redevelopment proposal
23 and the 19th amended urban renewal plan for the
24 North Philadelphia Redevelopment Area in the Model
25 Cities Urban Renewal Area. Additionally, the

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2 Redevelopment Authority would be authorized to
3 acquire 117 properties for 6 different projects,
4 and I'll outline the projects that would be
5 affected by this taking.

6 The first one is Susquehanna Seniors
7 Facility. Nine properties will be acquired at the
8 request of the Office of Housing and Community
9 Development for the development of a senior rental
10 housing facility. A developer has yet to be
11 identified for the site. Funding for this project
12 will be provided by the Office of Housing and
13 Community Development with Year'24 CDBG funds; the
14 acquisition costs will be paid for by the Office
15 of Housing and Community Development with Year '24
16 CDBG funds. Of the nine properties to be
17 acquired, we estimate anticipate one relocation.

18 The second project is the Francisville
19 Design Project. Previously, we have acquired
20 properties for this project, and this is to
21 require one additional property for the
22 Francisville Design Project. Acquisition of this
23 property will complete the site for the Phase I
24 Francisville design. The acquisition cost is
25 \$2,986, and will be funded in the OHCD RDA

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contract Year '21. The project is located at 15th and Perry Streets in the Francisville neighborhood. The project consists of new construction of 10 affordable for-sale units for low- and moderate-income families. Funding for this development will be provided by Year '25 CDBG funds from the Office of Housing and Community Development. The developer has yet to be identified for this project, and the process of identifying the developer will be through request proposals conducted by the Redevelopment Authority. As this property is a vacant lot, there is no relocation required.

The third development is APM Senior Housing Development. Five properties are being acquired for the development of a senior rental housing project. The estimated cost of the acquisition is \$24,150, and the acquisition costs are being paid for by APM, which is the nonprofit developer. Development costs will be financed with a combination of Section 202 funding, which is from the federal government, and private financing sources. As these five properties are vacant lots, there is no relocation required for

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2 this particular project.

3 The next project is the APM
4 Headquarters Project. Nineteen properties are
5 being acquired for the APM Headquarters
6 development. The estimated acquisition costs for
7 these properties is \$29,147. Again, the entire
8 cost of acquisition is being borne by APM. The
9 development costs for their new headquarter
10 building is estimated to be \$4,218,000. APM has
11 received commitments for \$3 million at this point
12 in time: 1.5 million has been committed by the
13 State of Pennsylvania's Redevelopment Assistance
14 Capital Program; another 1 million in economic
15 stimulus funding has been committed by the City of
16 Philadelphia; 500,000 has been committed by the
17 National Council of La Raza (ph.); and the
18 remaining funding will be a combination of
19 permanent financing and foundation grants. All
20 properties involved in this taking are vacant lots
21 and, therefore, no relocation will be required.

22 The next project is Ludlow Village V.
23 All of the properties within the block bounded by
24 Oxford Avenue, Jefferson Street, Franklin Street,
25 and Eighth Street will be acquired, as requested

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2 by the Office of Housing and Community
3 Development. This acquisition includes 34
4 properties that will be combined with 9 PHA
5 properties and 7 existing RDA-owned properties to
6 develop housing that would be for sale to low- and
7 moderate-income families. The acquisition costs
8 are estimated to be \$383,686. The City's Office
9 of Housing and Community Development is supporting
10 both the acquisition costs and the planning
11 efforts for Ludlow Village V, the next phase of
12 home ownership in the Ludlow area. As indicated
13 by being number five, there's four previous
14 developments that have been completed. Of these
15 properties, five are occupied, and relocation
16 services will be provided to each of the occupied
17 -- or the residents of the occupied properties.

18 The next project is a public housing
19 in-fill activity. PHA has requested the
20 Redevelopment Authority's assistance in acquiring
21 49 properties for the development of 105 units of
22 scattered-site home ownership and rental
23 properties to be added to the --

24 COUNCIL PRESIDENT VERNA: Excuse me,
25 you said 105 or 117?

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2 MR. WETZEL: No, they're going to
3 develop 105 units. They already own a significant
4 amount of property, and we're acquiring additional
5 land to be added to that.

6 COUNCIL PRESIDENT VERNA: Well, I think
7 your testimony indicates 117 units of
8 scattered-site home ownership and rental
9 properties. It's very immaterial, but I think
10 that the record should indicate whether it's 109
11 or 117.

12 MR. WETZEL: Yeah. We can straighten
13 that out. I know we're acquiring 117 properties
14 for all of the projects in PHA. Let me --

15 (Mr. Wetzel confers with colleague off
16 record.)

17 MR. WETZEL: All right. For this
18 particular taking, it is 105. Overall, it's 117.

19 COUNCIL PRESIDENT VERNA: Thank you.

20 MR. WETZEL: May I proceed?

21 COUNCIL PRESIDENT VERNA: Please.

22 MR. WETZEL: Okay. The RDA, after
23 acquiring these properties, will dispose them to
24 the Philadelphia Housing Authority. The
25 anticipated development costs are \$16 million, and

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2 will be funded through HUD Comprehensive Grant
3 Funds. The acquisition costs of these parcels is
4 estimated to be \$595,651, and those funds are
5 being provided to the Redevelopment Authority by
6 the Public Housing Authority.

7 Of the 49 properties, 8 are occupied
8 and will require relocation services.

9 COUNCIL PRESIDENT VERNA: I think
10 copies of our testimony may be different from
11 yours.

12 MR. WETZEL: Okay.

13 COUNCIL PRESIDENT VERNA: It says that
14 anticipated development costs are 18.4 million;
15 you testified to it being 16 million. Which is
16 it?

17 (Mr. Wetzel confers with colleague off
18 the record.)

19 MR. WETZEL: Okay. What they did is
20 they separated it out. There were two
21 condemnations. You have my apology here. This
22 particular funding amount, the \$16 million, would
23 be for the 105, and the other condemnation, when
24 added together, does get you to the 117. You have
25 my apology here.

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2 COUNCIL PRESIDENT Verna: Okay.

3 MR. WETZEL: If you need a correction,
4 I'll --

5 COUNCIL PRESIDENT Verna: And the
6 development cost would be 18.4 million.

7 MR. WETZEL: Right, because now you're
8 up to 117 units.

9 COUNCIL PRESIDENT Verna: Okay. I just
10 wanted the record to reflect that.

11 MR. WETZEL: Yes, you are correct.

12 COUNCIL PRESIDENT Verna: Thank you.

13 MR. WETZEL: Again, the Redevelopment
14 Authority is entering into a cooperation agreement
15 which will require PHA to reimburse the Authority
16 for these particular activities. That cooperation
17 agreement has been signed.

18 The Planning Commission, at their
19 meeting on December 14, 2000, approved the 27th
20 amended Redevelopment Authority proposal and the
21 19th amended urban renewal plan as set forth in
22 Bill 000794 for the acquisition of 117
23 properties. This bill is consistent with the plan
24 for the Model Cities Urban Renewal Area and would
25 enhance community development.

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2 Therefore, Madam Chairperson, and
3 members of the Rules Committee, I respectfully
4 request favorable consideration of Bill No.
5 000794. I would also for the suspension of
6 Council rules so as to permit the first reading of
7 this bill on February 1, 2001.

8 COUNCIL PRESIDENT VERNA: Thank you.

9 I would like the record to reflect that
10 Councilman Mariano has sent a letter asking that
11 we approve APM. Apparently, it's on the boundary
12 line of Councilman Clarke and Councilman Mariano's
13 district, and Councilman Mariano has sent a letter
14 to the committee giving his support for senior
15 housing.

16 MR. WETZEL: All right.

17 COUNCIL PRESIDENT VERNA: The Chair
18 recognizes Councilman Clarke.

19 COUNCILMAN CLARKE: Thank you, Madam
20 Chair.

21 Good morning, Mr. Wetzel.

22 MR. WETZEL: Good morning.

23 COUNCILMAN CLARKE: I don't know if
24 you're able to answer the question, but I had a
25 question about the PHA in-fill housing, home

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2 ownership. And can you talk to me a little bit
3 about the process?

4 (Witness comes forward.)

5 COUNCIL PRESIDENT VERNA: Good morning.

6 MR. BLUE: I am Cardell Blue from the
7 Philadelphia Housing Authority. Good morning,
8 members of the committee.

9 COUNCILWOMAN BLACKWELL: One of my
10 favorite people.

11 MR. BLUE: Glad to hear that, and you
12 are mine too.

13 COUNCILMAN CLARKE: Let's hear what his
14 answer is first.

15 (Laughter.)

16 MR. BLUE: Would you please raise the
17 question, please?

18 COUNCILMAN CLARKE: You indicated in
19 the testimony that the in-fill housing was going
20 to be a homeowner initiative. Can you talk to me
21 about how that is going to work?

22 MR. BLUE: Yes. The home ownership
23 portion of the development was referred to as a
24 "lease-purchase program," so that the residents
25 who will occupy the houses after they are built

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2 will be screened in terms of counseling and in
3 terms of their income and in terms of their desire
4 to be a homeowner, and then they will be renters
5 under an ACC, meaning a public housing tenant in
6 the beginning. They, of course, will be
7 lease-to-purchase, and then they will become a
8 homeowner through the lease-purchase program under
9 a public housing subsidy.

10 COUNCILMAN CLARKE: And what's the
11 timeline in terms of the lease?

12 MR. BLUE: The timeline will depend on
13 each resident who -- the individual resident and
14 what their particular matter -- what their
15 particular situation is at the time that the
16 counseling and the screening goes on. However, we
17 estimate that it would be a maximum of about five
18 years.

19 COUNCILMAN CLARKE: So potentially, if
20 there's a person who fits the hiring of the
21 criteria, in two years, they could potentially
22 become a homeowner?

23 MR. BLUE: It's possible. If they came
24 to the table with those kind of credentials in the
25 screen and counseling process, yes.

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2 COUNCILMAN CLARKE: And all of those
3 residents will be current residents of the Housing
4 Authority, or would they be off of the waiting
5 list? I mean. . .

6 MR. BLUE: It could vary. The
7 residents who are currently in the Housing
8 Authority will be given the first preference
9 because they are already residents to move from
10 being a renter to a homeowner. But, by the same
11 token, a family who is on the waiting list, who
12 then becomes a resident of PHA could well be a
13 eligible resident for the program.

14 COUNCILMAN CLARKE: Can you correct
15 me? I think I heard you say that a portion of the
16 in-fill housing will be home ownership.

17 MR. BLUE: Yes. It will be -- there
18 will be home ownership and rental. We haven't
19 come up with the specific numbers of that
20 percentage but, of course, it will be major
21 relocation, which you are familiar with,
22 Councilman, that's going on with our Hope VI
23 development and our mixed-finance development at
24 Cambridge Plaza, Martin Luther King Plaza,
25 Schuylkill Falls. We have residents there who are

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2 being dislocated as a result of that development
3 that is going on. So it is very possible that
4 some of the new homes that are built could be used
5 for those resources because we don't have enough
6 of those at the moment.

7 COUNCILMAN CLARKE: When was that
8 determined? 'Cause this is the first I'm hearing
9 of that.

10 MR. BLUE: Pardon me?

11 COUNCILMAN CLARKE: This is the first
12 I'm hearing of that, 'cause when the program was
13 proposed to our office, it was our understanding
14 that all of them were going to be home ownership.

15 MR. BLUE: Well, I think that the
16 majority -- it is clear that the 2400 block of
17 College Avenue, which is the 12 units which we
18 testified before Council on, that is, there are
19 105 units that we're discussing today, and, of
20 course, the 12, we had already been before Council
21 before and testified. Now, those 12 units that
22 are going to go on the 2400 block of College
23 Avenue will be 100 percent home ownership.

24 All I'm basically saying now is, it is
25 very possible that the remaining 105 could be all

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2 home ownership; but at the same time, if there is
3 a need to find resources for many of the residents
4 who are being dislocated from Cambridge Plaza and
5 others, some of the units could end up being used
6 for that purpose. But that is not the primary
7 purpose of the program.

8 COUNCILMAN CLARKE: At what point will
9 you determine that? 'Cause I'm, you know, having
10 heard this for the first time today, and I'm
11 assuming that you would like us to report this out
12 of committee. I'd like to get a sense of when you
13 make the determination of the ratio of home
14 ownership versus rental before we proceed on final
15 passage of the bill.

16 MR. BLUE: Okay.

17 COUNCILMAN CLARKE: So I'd like to know
18 that. 'Cause, as you recall, in several public
19 meetings, particularly up in the Diamond Street
20 area and in the 13th Street area, the public
21 discussion was that, in fact, they were going to
22 be home ownership units. And what I don't want
23 happen that what said at those public meetings
24 will not be factual.

25 As you know, in one of those areas, I

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2 have is a State senator who lives a block away,
3 and she was very instrumental in that particular
4 public meeting, and I want to ensure what was said
5 there today is in fact true.

6 MR. BLUE: We will certainly cooperate
7 wit you and determine what that proposed ratio
8 will be and will get that information back to you.

9 COUNCILMAN CLARKE: Thank you.

10 One last question of Mr. Wetzel. All
11 of these developments -- is it your anticipation
12 that they will all be done by the spring of 2003?

13 MR. WETZEL: Well that's an interesting
14 question. APM's --

15 COUNCILMAN CLARKE: An interesting
16 date.

17 MR. WETZEL: Huh?

18 COUNCILMAN CLARKE: Interesting date.

19 MR. WETZEL: Yeah, it is. APM's
20 headquarters and APM Seniors, clearly the
21 headquarters financing is close to being
22 completed, I imagine, and they're here today to
23 speak regarding that, and they're going to be
24 applying for the housing funding.

25 Francisville Design, we're going to do

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2 the RFP this spring to get that particular one
3 out. Again, PHA's in-fill, whatever that agenda
4 is, I'm not sure. And then Susquehanna Senior
5 still has to apply for HUD 202 financing.

6 So the most sure one right now, at
7 least the ones with the resources, are the PHA
8 in-fill and the APM headquarters and the
9 Francisville Design; those three have financing
10 significantly in place.

11 COUNCILMAN CLARKE: And Ludlow?

12 MR. WETZEL: Yeah, and Ludlow as well.
13 It's the other two that are going to depend on HUD
14 financing, that are going to be unpredictable at
15 this point.

16 COUNCILMAN CLARKE: So only Seniors
17 have made the determination that it in fact will,
18 in fact, be a 202 application and not a tax
19 credit?

20 MR. WETZEL: My understanding, at least
21 tentatively, in discussions with John Kromer, is
22 that the idea would be to go for HUD 202 financing
23 at this point.

24 COUNCILMAN CLARKE: Can you clarify
25 that? 'Cause at some point, he indicated that his

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2 preference was the tax credit deal, not 202.

3 MR. WETZEL: I'd be glad to speak with
4 him again about that.

5 COUNCILMAN CLARKE: All right.

6 MR. WETZEL: And, again, I think this
7 one has not had a developer identified at this
8 point in time; am I correct? I think I'm correct
9 on that as well.

10 COUNCILMAN CLARKE: Officially, no.

11 MR. WETZEL: Officially, okay,
12 understood.

13 COUNCILMAN CLARKE: All right, thank
14 you.

15 MR. WETZEL: Okay.

16 COUNCILMAN CLARKE: Thank you, Madam
17 President.

18 MR. WETZEL: You're welcome.

19 COUNCIL PRESIDENT VERNA: Mr. Blue,
20 Mr. Wetzel has asked for the suspension of the
21 rules on this bill. Would you be able to provide
22 the Councilman with the information that he has
23 requested if in fact we do that before we consider
24 this?

25 MR. BLUE: Yes. We will provide the

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2 information in a timely manner so that the rules
3 can be suspended, because this project is that
4 important to us in terms of being able to start as
5 early as possible.

6 COUNCIL PRESIDENT VERNA: Thank you.

7 And, Mr. Wetzel, I assume that all of
8 the people to be relocated have been notified, and
9 you're working with them?

10 MR. WETZEL: We actually technically
11 can't notify people until a declaration of taking
12 is filed. So that we -- under the urban renewal
13 law, our board has to vote for a declaration of
14 taking. It is not legal for to us contact them in
15 advance of that. But our staff is an excellent
16 staff and has worked effectively with hundreds of
17 people in helping them move.

18 In many cases, not in all cases, but in
19 most cases, people's -- literally, their living
20 style is enhanced as a result of relocation
21 because of the significant benefits that are
22 available.

23 COUNCIL PRESIDENT VERNA: Thank you.

24 Any other questions from members of the
25 committee?

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2 (No further questions.)

3 COUNCIL PRESIDENT Verna: Do we have
4 anyone else in the audience to testify? Please
5 approach the table.

6 (Witness comes forward.)

7 COUNCIL PRESIDENT Verna: Thank you,
8 Mr. Blue.

9 Good morning. Kindly identify yourself
10 for the record and proceed with your testimony.

11 MR. VARGAS: Good morning. My name is
12 Francis Vargas, and I'm here today representing
13 Asociacion de Puertorriquenos En Marcha
14 Incorporated, otherwise known as APM. I'm here to
15 provide testimony in support of Bill 000794.

16 APM is a social service agency which
17 was founded 30 years ago to serve the needs of
18 Philadelphia's Latino community. Today, APM has
19 grown into an organization which employs over 200
20 local residents and serves both Latinos and
21 non-Latinos citywide.

22 Just over ten years, APM decided to
23 venture into community development. In the past
24 ten years, APM has developed 212 rental units for
25 low-income families 8 home ownership units for

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2 low-income first-time home buyers, and a shopping
3 center, including a 40,000 square foot
4 supermarket.

5 Currently, APM is working on developing
6 a home ownership project, a State- and City-funded
7 demonstration project, that we anticipate start
8 construction in December of 2001. As we look
9 ahead at our strategic plan over our next two
10 projects, we have a 30-unit seniors development
11 and a headquarters facility for APM, both of which
12 are located in the Model Cities Urban Renewal Area
13 and included in Bill No. 000794.

14 The proposed APM seniors development
15 will be located in the northwest corner of Fifth
16 and Norris Street, across the street from our
17 shopping center, (indiscernible) Plaza. This site
18 is currently a vacant lot, and we plan to develop
19 a 30-unit newly-constructed residential facility
20 for senior citizens.

21 From a development standpoint, this
22 proposal development will clearly complement
23 several million dollars of development and
24 investment, both across the street in the shopping
25 center and a block away in our other houses

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2 developments. Perhaps even more crucial is that
3 this proposed development would address the
4 growing need in our community for decent, safe,
5 affordable housing for our elderly. The project
6 has an estimated development cost of \$3 million.
7 APM will be applying to HUD for Section 202
8 funding and will seek out additional private
9 sources to fill the financing gap.

10 The second project included in Bill No.
11 000794 is the proposed APM headquarters. The
12 proposed facility will be a newly-constructed
13 55,000 square foot two-story building that will
14 house many of APM's social service as well as our
15 administrative offices. This will allow APM to
16 centralize some of our core operating functions as
17 well as create new programs and expand our
18 existing services. The land we are requesting the
19 Redevelopment Authority to acquire consists of 19
20 vacant lots that form half a city block. The site
21 is located on the 2400 block of North Sixth
22 Street. This project will complement the City's
23 neighborhood transformations initiative with the
24 removal of blight along the Sixth Street corridor,
25 and will also complement our other existing

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2 developments along the 1900, 2000, 2100, and 2200
3 blocks of North Sixth Street.

4 At this point, the project costs for
5 this development are estimated at about
6 \$4.2 million. To date, we have \$3 million
7 committed to this project. The remaining funds
8 will come from some of our private foundations
9 that we will try and seek additional funding from
10 as well as a couple of banks have committed to
11 long-term low-interest financing for the projects.

12 APM has also received additional
13 commitments from La Raza, which I think Mr. Wetzel
14 testified on. Both of these projects are examples
15 of APM's community development efforts and our
16 attempts to improve the quality of life for the
17 residents of our neighborhood. Our track record
18 has proven that we have the capacity and the
19 dedication and the commitment to carry out the two
20 projects I have just described and to continue to
21 implement our strategic plan.

22 I want to thank you for your time and
23 your cooperation, and I want to respectfully
24 request that you support our two proposed projects
25 and our development efforts and that you support

1 01/24/01 - RULES - RES. 000795

2 Bill No. 000794. Once again, thank you and good
3 day.

4 COUNCIL PRESIDENT VERNA: Thank you.

5 And we thank you for taking the time to come in to
6 testify.

7 Are there any questions or comments
8 from members of the committee?

9 (No questions.)

10 COUNCIL PRESIDENT VERNA: Do we have
11 anyone else to testify on Bill No. 794?

12 (No response.)

13 COUNCIL PRESIDENT VERNA: Seeing none,
14 I would ask Mr. Mezzaroba to please read the title
15 of Bill No. 000795.

16 THE CLERK: An ordinance amending an
17 ordinance approved December 22, 1987, which
18 approved the redevelopment proposal and the urban
19 renewal plan of the Redevelopment Authority of the
20 City of Philadelphia for the redevelopment of the
21 Cecil B. Moore Avenue Urban Renewal Area, by
22 approving the 8th amendment of the redevelopment
23 proposal and the 8th amendment to the urban
24 renewal plan, by providing for certain changes,
25 namely the acquisition of 1538 Cecil B. Moore

1 01/24/01 - RULES - RES. 000795

2 Avenue for commercial reuse, and by authorizing
3 certain expressly designated condemnation
4 proceedings; all as contained in the 8th amendment
5 of the redevelopment proposal and in the 8th
6 amendment to the urban renewal plan.

7 COUNCIL PRESIDENT VERNA: Mr. Wetzel?

8 MR. WETZEL: Madam Chairperson and
9 members of the Rules Committee, I am here to
10 testify on behalf of Bill No. 00795, which
11 authorizes the 8th amendment redevelopment
12 proposal and the 8th amended urban renewal plan of
13 the North Philadelphia redevelopment area and the
14 Cecil B. Moore Avenue urban renewal area.

15 This bill authorizes the Redevelopment
16 Authority to acquire one property, which is a
17 vacant lot, for a project which the Redevelopment
18 Authority has temporarily designated as Project
19 1528. The project is a commercial development
20 that is sponsored by the City's Commerce
21 Department and is located on the Cecil B. Moore
22 Avenue.

23 I anticipated that a representative of
24 the Commerce Department would be here to testify.
25 There may be someone from the Empowerment Zone who

1 01/24/01 - RULES - RES. 000795

2 will testify specifically as to the project
3 activity itself, but it is to be a commercial
4 development.

5 The bill is consistent with a plan for
6 Cecil B. Moore Avenue urban renewal area and would
7 enhance community development in that area.
8 Therefore, Madam Chair and members of the
9 committee, I respectfully request your favorable
10 consideration of Bill No. 000795, and I would also
11 ask that Council rules be suspended to allow for
12 first reading on February 1, 2001.

13 COUNCIL PRESIDENT VERNA: Thank you.

14 Are there any questions from members of
15 the committee?

16 (No questions.)

17 COUNCIL PRESIDENT VERNA: Do we have
18 anyone else to testify on this bill?

19 (No response.)

20 COUNCIL PRESIDENT VERNA: Do we have
21 someone from the Empowerment Zone or the Commerce
22 Department?

23 (Witness comes forward.)

24 COUNCIL PRESIDENT VERNA: Good morning.

25 MS. GLADSTEIN: Good morning, how are

1 01/24/01 - RULES - RES. 000795

2 you?

3 COUNCIL PRESIDENT Verna: Fine thank

4 you.

5 Identify yourself for the record,
6 please.

7 MS. GLADSTEIN: Eva Gladstein,
8 Executive Director of the Philadelphia Empowerment
9 Zone.

10 I'm happy to be here; I have not
11 prepared any remarks, but I'm available. If there
12 are any questions with regard to this specific
13 request, I'd be happy to answer them.

14 As you've already heard, this request
15 is to gain the ability to develop an additional
16 parcel that will complete the block and make this
17 a more fruitful development for the community.

18 COUNCIL PRESIDENT Verna: Thank you.

19 Any questions from members of the
20 committee?

21 (No questions.)

22 COUNCIL PRESIDENT Verna: Thank you all
23 very much.

24 MR. WETZEL: Thank you.

25 COUNCIL PRESIDENT Verna: Do we have

1 1/24/01 - RULES - PUBLIC MEETING

2 anyone else to testify on Bill No. 795?

3 (No response.)

4 COUNCIL PRESIDENT VERNA: Seeing no
5 one, this will conclude our public hearing.

6 - - -

7 COUNCIL PRESIDENT VERNA: We will now
8 go into our public meeting, and the Chair
9 recognizes Councilman Kenney regarding Bill No.
10 000643.

11 COUNCILMAN KENNEY: I make a motion,
12 Madam Chair, that we approve the amendment to Bill
13 643, as read into the record.

14 (Duly seconded.)

15 COUNCIL PRESIDENT VERNA: It has been
16 moved and seconded that the amendment to 643 be
17 approved.

18 All those in favor will signify by
19 saying aye.

20 Those opposed?

21 The ayes have it, and the amendment has
22 been adopted.

23 COUNCILMAN KENNEY: Madam Chair, I move
24 that Bill No. 000643, as amended, be reported out
25 of this committee with a favorable recommendation.

1 1/24/01 - RULES - PUBLIC MEETING

2 (Duly seconded.)

3 COUNCIL PRESIDENT VERNA: It has been
4 moved and seconded that Bill No. 000643 be
5 reported out of committee with a favorable
6 recommendation, as amended.

7 All those in favor will signify by
8 saying aye.

9 Those opposed?

10 The ayes have it, and the motion
11 carries.

12 The Chair recognizes Councilman Kenney.

13 COUNCILMAN KENNEY: Madam Chair, I move
14 that Bill No. 000710 be reported out of this
15 committee with a favorable recommendation, along
16 with a request for a rules suspension to allow for
17 first reading at our next Council session.

18 (Duly seconded.)

19 COUNCIL PRESIDENT VERNA: It has been
20 moved and seconded that Bill No. 000710 be
21 reported out of committee with a favorable
22 recommendation and also a recommendation that the
23 rules be suspended in order to permit first
24 reading at our next session of Council.

25 All those in favor will signify by

1 1/24/01 - RULES - PUBLIC MEETING

2 saying aye.

3 Those opposed?

4 The ayes have it, and the motion
5 carries.

6 The Chair recognizes Councilman Kenney.

7 COUNCILMAN KENNEY: Madam Chair, I move
8 that Bill No. 000711 be reported out of this
9 committee with a favorable recommendation and that
10 a request be made for a rules suspension to allow
11 for first reading at our next Council session.

12 COUNCIL PRESIDENT VERNA: Do I hear a
13 second?

14 (Duly seconded.)

15 COUNCIL PRESIDENT VERNA: It has been
16 moved and seconded that Bill No. 999711 be
17 reported out of committee with a favorable
18 recommendation and also a recommendation that the
19 rules of Council be suspended so as to permit
20 first reading at our next session of Council.

21 All those in favor will signify by
22 saying aye.

23 Those opposed?

24 The ayes have it, and the motion
25 carries.

1 1/24/01 - RULES - PUBLIC MEETING

2 The Chair recognizes Councilman Kenney.

3 COUNCILMAN KENNEY: Madam Chair, I move
4 that Bill No. 000789 be reported out of this
5 committee with a favorable recommendation.

6 COUNCIL PRESIDENT VERNA: It's a
7 resolution.

8 COUNCILMAN KENNEY: I'm sorry. That
9 Resolution No. 000789 be reported out of this
10 committee favorably.

11 COUNCIL PRESIDENT VERNA: Do I hear a
12 second?

13 Oh, it's 796. It's the last one.
14 Jim?

15 COUNCILMAN KENNEY: I'm sorry, yes, I
16 correct that motion, Madam Chair, that Resolution
17 No. 000796 be reported out of this committee
18 favorably.

19 (Duly seconded.)

20 COUNCILMAN DICICCO: Madam Chair, I'm
21 going to recuse myself from voting on this.

22 COUNCIL PRESIDENT VERNA: Thank you.

23 All in favor that Resolution No. 000796
24 be reported out of committee with a favorable
25 recommendation will signify by saying aye.

1 1/24/01 - RULES - PUBLIC MEETING

2 Those opposed?

3 The record will indicate that all
4 members on the committee have voted in the
5 affirmative, and that Councilman DiCicco has
6 abstained.

7 The Chair recognizes Councilman Kenney
8 regarding Bill No. 000789.

9 COUNCILMAN KENNEY: Madam Chair, I move
10 that Bill No. 000789 be reported out of this
11 committee favorably.

12 COUNCIL PRESIDENT VERNA: With a
13 suspension?

14 COUNCILMAN KENNEY: And a request be
15 made for a suspension of the rules to allow for
16 first reading at our next session of Council.

17 COUNCIL PRESIDENT VERNA: It has been
18 moved and seconded that Bill No. 000789 be
19 reported out of committee with a favorable
20 recommendation and also a recommendation that the
21 rules of Council be suspended so as to permit
22 first reading at our next Council session.

23 All in favor will signify by saying
24 aye.

25 Those opposed?

1 1/24/01 - RULES - PUBLIC MEETING

2 The ayes have it, and the motion
3 carries.

4 The Chair recognizes Councilman Kenney.

5 COUNCILMAN KENNEY: Madam Chair, I move
6 that Bill No. 000794 be reported out of this
7 committee with a favorable recommendation and a
8 suspension of the rules to allow for first reading
9 at our next Council session.

10 (Duly seconded.)

11 COUNCIL PRESIDENT Verna: It has been
12 moved and seconded that Bill 000794 be reported
13 out of committee with a favorable recommendation
14 and also a recommendation that the rules of
15 Council be suspended so as to permit first reading
16 at our next Council session.

17 All those in favor will signify by
18 saying aye.

19 Those opposed?

20 The ayes have it, and the motion
21 carries.

22 The Chair recognizes Councilman
23 Kenney.

24 COUNCILMAN KENNEY: Madam Chair, I move
25 that Bill No. 000795 be reported out of this

1 1/24/01 - RULES - PUBLIC MEETING

2 committee favorably, with a request made for a
3 rules suspension to allow for first reading at our
4 next Council session.

5 (Duly seconded.)

6 COUNCIL PRESIDENT VERNA: It has been
7 moved and seconded that Bill No. 795 be reported
8 out of committee with a favorable recommendation
9 and also a recommendation that the rules of
10 Council be suspended so as to permit first reading
11 at our next session of Council.

12 All those in favor will signify by
13 saying aye.

14 Those opposed?

15 The ayes have it and, the motion
16 carries.

17 This concludes our public meeting of
18 the Rules Committee.

19 COUNCILMAN NUTTER: There's a question
20 on 643, if there was a rules suspension. Was a
21 rules suspension requested on there?

22 COUNCIL PRESIDENT VERNA: No, no.

23 COUNCILMAN NUTTER: Do you want one?

24 COUNCIL PRESIDENT VERNA: We're back
25 into our meeting, and the Chair recognizes

1 1/24/01 - RULES - PUBLIC MEETING

2 Councilman Kenney.

3 COUNCILMAN KENNEY: Thank you, Madam
4 Chair.

5 I would like to amend my motion on Bill
6 No. 000643 to include a rules suspension to allow
7 for first reading at or next Council session of
8 the amended Bill No. 000643.

9 (Duly seconded.)

10 COUNCIL PRESIDENT VERNA: It's been
11 moved and seconded that Bill No. 000643 be
12 reported out of committee, as amended; also with a
13 request that the rules of Council be suspended so
14 as to permit first reading at our next Council
15 session.

16 All those in favor will signify by
17 saying aye.

18 Those opposed?

19 The ayes have it, and the motion
20 carries.

21 This concludes our public meeting of
22 the Rules Committee. Thank you all very much.

23 (Adjourned at 10:50 a.m.)

24 - - -

25

C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Wednesday, January 24, 2001, were
reported fully and accurately by me, and that this
is a correct transcript of same.

RE: COUNCIL COMMITTEE ON RULES

BILL NO.'S 000643, 710, 711, 789, 794, 795
RESOLUTION NO. 000796

_____,
JOSEPHINE CARDILLO,
Registered Professional Reporter