

PUBLIC MEETING HELD ON MARCH 27, 2019

<p style="text-align: right;">Page 1</p> <p>IN RE:</p> <p>CALLOWHILL IMPROVEMENT DISTRICT</p> <p>A public meeting, taken pursuant to notice, held at Cafe Lift, 428 North 13th Street, Philadelphia, Pennsylvania, on Wednesday, March 27, 2019, beginning at 6:13 p.m., before Susan L. Singlar, Professional Court Reporter and Notary Public of the Commonwealth of Pennsylvania, there being present.</p> <p>HELD BEFORE:</p> <p>KELLY EDWARDS, Arts &amp; Crafts Holdings</p> <p>SARAH McENENEY, Callowhill Neighborhood Association</p> <p>RENEE GILINGER, Business Corridor Solutions</p> <p>ZANARAS REPORTING &amp; VIDEO REGISTERED PROFESSIONAL REPORTERS 1845 Walnut St., Ste.938 2112 Bay Avenue Philadelphia, Pa. 19103 Ocean City, NJ 08226 (215)790-7857 1-877-GO-DEPOS</p>	<p style="text-align: right;">Page 3</p> <p>1 organized and authorized.</p> <p>2 It was recently brought to our</p> <p>3 attention that a technical error was found</p> <p>4 during City Law Department review in the</p> <p>5 method of assessment regarding future years in</p> <p>6 our original plan, and therefore, this is not</p> <p>7 the official public hearing that a CID must</p> <p>8 hold in order to open the 45-day public</p> <p>9 comment hearing.</p> <p>10 Also, just reminding you to silence</p> <p>11 your phones.</p> <p>12 However, we are using the opportunity</p> <p>13 to make improvements to the plan and get more</p> <p>14 feedback from the community before proceeding.</p> <p>15 We have brought in a consultant with more than</p> <p>16 ten years of experience managing and creating</p> <p>17 bids, Renee Gilinger, to help us make the</p> <p>18 final plan better before bringing it back to</p> <p>19 the community.</p> <p>20 Please note we have a Court Reporter</p> <p>21 here to transcribe everyone's comments. In</p> <p>22 order for this to be effective, we ask that</p> <p>23 each person who speaks states their name,</p> <p>24 affected property, residence or business</p>
<p style="text-align: right;">Page 2</p> <p>1 MS. EDWARDS: Hi, everyone. Thank you</p> <p>2 for coming out. I wanted to introduce myself.</p> <p>3 My name is Kelly Edwards. I work at Arts and</p> <p>4 Crafts Holdings and I have been working on</p> <p>5 this effort to create a business improvement</p> <p>6 district for about two years now. And I want</p> <p>7 to turn it over to a special guest tonight who</p> <p>8 is going to introduce herself and then we'll</p> <p>9 get this meeting kicked off.</p> <p>10 THE INTERPRETER: My name is Yongmei</p> <p>11 Li. I am a court certified Cantonese and</p> <p>12 Mandarin interpreter. I have been invited to</p> <p>13 interpret to the citizens in the back, so I</p> <p>14 just want to give everybody a heads up that</p> <p>15 you might hear me interpreting some opinions.</p> <p>16 If it's an issue, definitely move forward. We</p> <p>17 have more seats in the front.</p> <p>18 MS. EDWARDS: I'm going to give this</p> <p>19 introductory testimony today. This is not the</p> <p>20 official public hearing. This public meeting</p> <p>21 is being held in compliance with the</p> <p>22 requirements of the Municipal Authority Act of</p> <p>23 1945, as amended, the Commonwealth law under</p> <p>24 which the Callowhill Improvement District is</p>	<p style="text-align: right;">Page 4</p> <p>1 within the proposed CID, and most important,</p> <p>2 one person speak at a time so she can record</p> <p>3 them.</p> <p>4 Additionally, signing in will help us</p> <p>5 to keep clear records of names and addresses.</p> <p>6 Please keep your comments to two to three</p> <p>7 minutes so we can keep time as we have this</p> <p>8 space until eight p.m. tonight. We also have</p> <p>9 a translator, as previously introduced.</p> <p>10 So I first will review the process we</p> <p>11 followed prior to this meeting to prepare this</p> <p>12 proposed plan of budget. Based on a survey</p> <p>13 conducted in the fall of 2018, and discussions</p> <p>14 at two publicly-advertised meetings, and many</p> <p>15 subsequent smaller group discussions with</p> <p>16 owners, businesses and residents, the top</p> <p>17 priorities for the neighborhood improvements</p> <p>18 include cleaning, greening, lighting and</p> <p>19 improving safety in our community within the</p> <p>20 proposed CID boundaries shared with the</p> <p>21 community.</p> <p>22 This would enable us to clean our</p> <p>23 streets and sidewalks and public spaces, as</p> <p>24 well as property surrounding the rail park and</p>

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<p style="text-align: right;">Page 5</p> <p>1 the underpasses of the undeveloped spaces.  2 Based on survey results, this also means that  3 the CID is focused on basic cleaning,  4 maintenance, public safety, and beautification  5 services for the District and not placemaking  6 or neighborhood-branding activities, as some  7 other BIDs do.  8 Beginning in January, 2017, property  9 owners, residents and business owners began to  10 explore the feasibility of creating a business  11 improvement district to address different  12 needs and challenges in the Callowhill  13 neighborhood. We reviewed the assessed value  14 of all district real estate and made estimates  15 and projections based on an initial five-year  16 plan of operating expenses.  17 We consulted with several real estate  18 professionals and attorneys, as well as the  19 City Office of Property Assessment to assist  20 us in the projection of those trends and what  21 the development of operating costs for  22 proposed new service is. On the basis of that  23 work, the Callowhill Improvement District  24 prepared a new draft plan and budget for the</p>	<p style="text-align: right;">Page 7</p> <p>1 was returned due to incorrect addresses in the  2 OPA. All of these properties will receive a  3 second mailing with the revised plan budget  4 and boundaries to both the mailing address and  5 the property address in advance of our final  6 public hearing, which we will tentatively hold  7 in May.  8 The CID also continues to work closely  9 with Philadelphia District Council member Mark  10 Squilla, whose district includes the CID  11 boundaries, as well as the City of  12 Philadelphia's Commerce Department.  13 The CID proposed 2019/2024 plan and  14 budget for the Callowhill Improvement District  15 was also posted prominently on our website in  16 March of 2019, and it will be updated in both  17 English and Chinese once finalized after we  18 receive additional input. The summary of the  19 proposed plan and budget will also, again, be  20 shared via the Callowhill Neighborhood  21 Association newsletter, which is E-mailed to  22 300 individuals and businesses.  23 Finally, notices of this intended  24 public hearing were formally placed in the</p>
<p style="text-align: right;">Page 6</p> <p>1 period May, 2019 to December, 2024.  2 To provide public notice of this  3 intended hearing, the CID took the following  4 steps: On February 22nd, 2019 the CID mailed  5 to all property owners within the boundaries  6 of the Callowhill Improvement District  7 information on the proposed plan and budget  8 and a notice of this intended public hearing.  9 Since that mailing we have received new  10 feedback and will need to make adjustments to  11 the previously proposed plan, budget and map  12 that was circulated. After these  13 considerations and additional edits are made,  14 another mailing will be sent out reflecting  15 the new boundaries, budget and plan.  16 Since the mailing went out, we wanted  17 to hold this meeting to hear additional  18 comments and get more feedback ensuring that  19 this is an inclusive process. Specifically,  20 that notice was mailed to approximately 200  21 commercial properties, 370 condo units, and  22 100 residential properties. It was also  23 mailed to owners of vacant and industrial  24 properties and to any addresses found if mail</p>	<p style="text-align: right;">Page 8</p> <p>1 Inquirer on March 16th, 2019.  2 I would now like to introduce Sarah  3 McEneaney, president of Callowhill  4 Neighborhood Association, longtime resident,  5 property owner and activist in this  6 neighborhood. Thank you.  7 MS. McENEANEY: Good evening,  8 everybody. Thank you so much for being here.  9 Can everybody hear me? So I'm Sarah  10 McEneaney. I'm a founding Board member of the  11 Callowhill Neighborhood Association, which we  12 founded in 2000, and I currently serve as the  13 CNA Board President. We are an all-volunteer  14 organization. We do what we can in terms of  15 cleaning, and greening, and improving the  16 neighborhood, but we really need this BID.  17 And the CNA Board unanimously supports the  18 Callowhill Improvement District.  19 John Struble and I founded the Reading  20 viaduct project in 2003 to advocate for the  21 Reading viaduct to become a public park.  22 Today we are Friends of the Rail Park, and as  23 you know, the park is open and used by many  24 people from this area, all parts of Philly and</p>

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<p>1 our many visitors. The Board and Friends of 2 the Rail Park is committed to maintaining and 3 programming the Phase I and all future phases 4 of the park. FRP's Board also unanimously 5 supports the Callowhill Improvement District. 6 I purchased and moved into my home and 7 studio here in 1979. Forty years ago, the 8 neighborhood was very different, industrial 9 businesses, print shops, sweat shops, an auto 10 junkyard, metal shops and a flavor factory to 11 name a few that operated here. So it was busy 12 during the day and at night it was dark, 13 desolate and scary. There were always vacant 14 buildings, and throughout the '80s, lots of 15 arson fires. My own home was broken into and 16 set on fire during my first year here, but I'm 17 tenacious. I stayed and I thrived. The train 18 still ran on the viaduct into Reading 19 Terminal. Vine Street was Vine Street, not an 20 expressway, and Ridge Avenue ran all the way 21 to Race Street. 22 During the '80s, major infrastructure 23 projects created the Vine Street Expressway, 24 made the viaduct obsolete, and cut off Holy</p>	<p>1 rail park, all on a volunteer basis. 2 Unfortunately, PCDC would not work with 3 us in 2010. They led opposition to our 4 effort, and again, PCDC wants to stop this 5 current effort. One change is that PCDC now 6 sees the benefit of a BID and wants to create 7 a Chinatown BID. That is great news, but to 8 work to kill the Callowhill BID is 9 self-destructive. The areas north and south 10 of Vine Street are very different. The vast 11 majority of Chinatown is Asian. North of Vine 12 Street is very diverse. The 2010 Census 13 showed a demographic mix similar to all of 14 Philadelphia. 15 Physically, north of Vine is very 16 different from the south of Vine. The Rail 17 Park, the viaduct, is the defining 18 architectural structure of the neighborhood. 19 We have a mix of residential, commercial, 20 light industrial, nonprofits, which include 21 schools, arts organizations, and social 22 services. The neighborhood continues to 23 evolve. 24 I was very excited when I learned about</p>
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<p>1 Redeemer Church and School from Chinatown to 2 the south. These projects helped create the 3 hole in the doughnut situation that isolated 4 this neighborhood so close to Center City. 5 Things started to change in the '90s 6 when factory buildings began being converted 7 into apartments, Beaux Arts at 13th and 8 Callowhill in 1991. Today there are many 9 wonderful historical buildings that have been 10 converted into both residential and commercial 11 spaces. People now live, work, eat, shop, 12 play in buildings that were empty or 13 underutilized for years. 14 In 2010 a volunteer group of us from 15 Callowhill residents and businesses worked to 16 form a NID, a neighborhood improvement 17 district. We worked very hard, reaching out 18 to all in the area, listening, adjusting the 19 boundaries where we heard unmovable 20 resistance. Unfortunately, and by a small 21 margin, that effort did not succeed. We 22 accepted that and moved on, continuing to work 23 as volunteers on quality of life neighborhood 24 issues on everything, cleaning, safety, the</p>	<p>1 the proposed Callowhill BID that Kelly Edwards 2 has been heading up since 2017. I have been 3 actively working on it with her and others 4 since June of 2018. Two BIDs working side by 5 side would be amazing, the Callowhill BID and 6 the Chinatown BID. Thank you. 7 So now I want to just give the 8 opportunity to a couple other property owners 9 who have been very involved in this to speak. 10 I understand Bruce Shelly is here, and he's on 11 the Board of the BID. 12 Are you still here, Bruce? 13 Could you come up, Bruce? 14 MR. SHELLEY: I'm here to support this 15 wonderful opportunity. And I have been in the 16 neighborhood, I guess, my entire life. I'm a 17 third generation electrical contractor since 18 about 1940 we have been in the area. We've 19 seen the changes, and the changes have been 20 good. And now I think just to bring us up to 21 another level we need this entire change and 22 we need to have the BID be put into place very 23 shortly. 24 All the activity and the wonderful</p>

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<p style="text-align: right;">Page 13</p> <p>1 entertainment that goes on at that viaduct is  2 just something great for the whole  3 neighborhood, and we need this to make it a  4 neighborhood, you know? I think that it's a  5 forgone conclusion, according to me, that  6 we're going to have this pass and that it's  7 going to become that much better of a  8 neighborhood. I have never seen this many  9 people at any function before here. And this  10 place here now has a baby chair sit here, what  11 do they call it, high chairs now, so this is a  12 big change. The metamorphous will be  13 something that will benefit us all.  14 So welcome to my neighborhood and thank  15 you for your support.  16 MS. McENEANEY: Thank you.  17 MS. LIAO: This is very nervous and I  18 make very short. So I see this as such an  19 opportunity for us that we actually have the  20 chance to put a little distribution into --  21 directly into our neighborhood. So instead of  22 a tax to the City and we wait until the  23 benefit, we are putting in only two percent of  24 .06 percent for residential directly,</p>	<p style="text-align: right;">Page 15</p> <p>1 and your involvement, and then we'll go from  2 there.  3 MR. GOLDSTEIN: Kelly, thank you for  4 inviting me. My name is Jay Goldstein. I  5 have a business here in the proposed district.  6 I have 20 employees. And cleanliness and  7 safety are really important for me in my  8 ability to not only retain my employees but to  9 be able to expand my business and have new  10 employees here.  11 I also have experience as a founder of  12 a BID in the Mount Airy neighborhood of the  13 City of Philadelphia. And it was extremely  14 successful in helping not only to revitalize  15 Germantown Avenue and Mount Airy but to  16 provide cleanliness and safety. And because  17 of my experience, I was asked if I would be  18 willing to serve on the BID, or the proposed  19 BID, here, and I am volunteering my time to do  20 that.  21 I understand the importance of this  22 process, and it's really significant that  23 there's so many people here to be able to  24 express their concerns because for this to be</p>
<p style="text-align: right;">Page 14</p> <p>1 specifically to improve our neighborhood. It  2 is opportunity in my mind. So it's a small  3 investment, but it's better to improve our  4 home value.  5 I have been here for 20 years and I see  6 the change, like Sarah and Bruce talking  7 about. I think it is wonderful change, but  8 it's very slow turning around, 20 years. I  9 don't want to wait another 20 years. So I  10 want to try to invite everybody to visualize a  11 vibrant neighborhood. We are clean, we are  12 safe with people coming here have fun. We  13 have trees around it, and that's not too much  14 to ask. We need your support to make that  15 possible. Thank you.  16 MS. McENEANEY: Jay Goldstein. Jay is  17 also a Board member of the BID.  18 MS. EDWARDS: We're going to open up  19 for Q and A after the presentation.  20 To answer this gentlemen's question,  21 Michele owns a building here and a business,  22 as well. I think she said she's been in the  23 neighborhood for 20 years.  24 So, Jay, if you want to state your name</p>	<p style="text-align: right;">Page 16</p> <p>1 successful, people have to feel like there's  2 real value and real support behind it. So I  3 really am very appreciative that there's a  4 number of folks here. Thank you.  5 MS. EDWARDS: We'll hand it over to  6 Renee, who is going to speak now and then  7 we'll open it up for Q and A after.  8 MS. GILINGER: I'm the last one, but  9 I'm going to talk about the services, and the  10 budget, and the things that have happened in  11 the last week, really. My name is Renee  12 Gilinger. My company is Business Corridor  13 Solutions.  14 A little bit of background. I was the  15 executive director of the East Passyunk Avenue  16 BID for eight years. I started my own  17 consulting business in 2016. Since that time  18 I led the process to form the Northern  19 Liberties Business Improvement District, which  20 began implementing services July 1 of 2018.  21 And I'm a consultant on an in-development now  22 BID in the Fishtown area, which we hope to  23 introduce in June of this year.  24 For the past about year I have been</p>

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<p>1 informally chatting with Kelly from Arts and 2 Crafts because they have property in Northern 3 Liberties. And I have also simultaneously 4 been trying to help the Chinatown Development 5 Corporation get a planning grant for a BID in 6 Chinatown. And the reason that I was 7 volunteering my time with both of these groups 8 is that I truly believe that a BID can work 9 for both of these organizations and both 10 neighborhoods. And that is because these BIDs 11 are very service oriented and they deal less 12 with the defining neighborhood boundaries than 13 they do with picking trash up off the ground. 14 Sir, do you mind if I did my remarks 15 first and wait for questions? 16 MR. MORTON: I raised my hand for a 17 question. 18 So I should not raise my hand until you 19 finish your remarks? 20 MS. GILINGER: I'd like to finish my 21 remarks -- 22 MR. MORTON: It's disturbing you the 23 fact I raised my hand? I didn't realize I had 24 that much power. Go for it. I'm, obviously,</p>	<p>1 and public safety maintenance services across 2 a wide swath of Center City, it doesn't define 3 the neighborhoods where the BID implements 4 these services because that's its mission, 5 that's its focus, and that is exactly how this 6 would work. 7 Please also keep in mind this BID is 8 proposing a five-year term so that things are 9 not in place here forever. 10 So a week ago, when the Law Department 11 discovered there was a technical error, I met 12 with Kelly. We met with Commerce Department. 13 And the Steering Committee of the Callowhill 14 Improvement District decided to bring me on as 15 their consultant, so I am now here in a formal 16 role as of last Wednesday. It's been a long 17 week. 18 So for now, I just wanted to present 19 the services, talk about the budget. I have 20 done a little bit of work since I started a 21 week ago, working with the civic association 22 and the BID, and I want to present where I 23 have gotten so far. So we can talk about the 24 services and we can talk about the amount of</p>
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<p>1 a lot stronger than I thought I was. 2 MS. GILINGER: I wanted to have it in 3 case the translator wanted to use it, so I'm 4 going to try to get through it. I talk fast. 5 So as I said, the main reason that I 6 volunteered with both of these groups is that 7 I wanted to see these BIDs happen in both 8 neighborhoods. But also, when one BID fails, 9 the next BID that comes up before Council has 10 a harder time. And that doesn't just include 11 the BID I'm working on in Fishtown. That will 12 include Chinatown, if Chinatown begins the 13 planning process. That will include BIDs city 14 wide, because it makes Council, Mark can 15 probably back me up here, a little more 16 nervous about this process that we're all 17 trying to work on here to pick up trash, 18 essentially, most of the time. So I have 19 really been trying to help as much as 20 possible. 21 The other reason, again, that I feel 22 that this BID can work in tandem with PCDC is 23 that this BID is service oriented, much like 24 Center City District, which provides cleaning</p>	<p>1 money that they would cost, and then you all 2 can decide does it seem worth it. 3 So, so far, the edits I have made to 4 the original plan are to make some adjustments 5 to the budget to allow for revenue that the 6 BID could collect from prior years. As I'm 7 sure you all saw in the original plan, the BID 8 allocates for a 15 percent nonpayment rate in 9 year one. This happens because people don't 10 know what the BID is yet. It's hard to find 11 the addresses because OPA, as we all know, is 12 challenging, at best, on a good day. And then 13 sometimes, they just don't feel it's worth it. 14 In my time in East Passyunk in over 15 eight years, our assessment collection went 16 from 75 percent to about 96 percent when I 17 left. So that tells me that we, A, found 18 people, and B, they started to see these 19 services really meant something to them and it 20 became worth it to pay this bill. So I have 21 added a line for that, which actually 22 increased your revenue over five years. I 23 have also made your nonpayment rate just a 24 little more gradual, which is the way that I</p>

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<p>1 laid it out for Northern Liberties and feel 2 that this probably makes sense for you all 3 here. 4 I have also adjusted your expenses and 5 your services slightly. And the main reason 6 for this is that in the current climate of 7 today, both with private funds and with 8 government funds, when you all apply for 9 grants, there's a lot of money for stuff now, 10 planters, lights, benches, streetscape 11 improvements, but there is not a lot of money 12 for maintenance. So I have sort of tweaked 13 things here, and I'm going to go through each 14 one. 15 So the revised budget, which is pretty 16 close still is \$172,000 for year one for 17 cleaning and maintenance. This includes your 18 sweeping, graffiti removal, short dump 19 pickups, things like that. Lighting and 20 public safety is \$47,000, and that's for you 21 to develop some plans, business security 22 cameras, police, if you need it. 23 But then, you will use this money to 24 leverage it to apply for additional grant</p>	<p>1 staff person and for your office, for 2 insurance, for postage, things like that. So 3 I have kind of structured it to allow you to 4 get someone who has already been a corridor 5 manager for a while that can come in and help 6 you get off the ground right away. 7 We also -- in Northern Liberties, we 8 picked up trash on the very first day that we 9 were allowed to provide services before our 10 executive director even started. So this can 11 all be ready to go, and these services, like, 12 pan and broom sidewalk sweeping can start this 13 fall. So that's why I really wanted to come 14 into the process now, to help it get over the 15 hopeful finish line so that you all, within 16 this calendar year, can start to see real, 17 hard services. 18 You will notice what's not in here is 19 placemaking and is a robust marketing plan, 20 which a lot of BIDs focus a lot on that. That's 21 not in here because this BID wants this to be 22 service oriented and wants your money to be 23 here for services that you will not be able to 24 get elsewhere. And as you know, you pool your</p>
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<p>1 money. The greening and public space 2 improvements is also structured in the exact 3 same way, \$35,000. 4 Just for an example of what the BIDs do 5 and how they leverage this money for other 6 grants, Northern Liberties, in its first six 7 months, was able to secure a \$53,000 grant for 8 trash cans. They have also just applied for 9 another \$50,000 grant for more street 10 furniture, things like that, very basic, 11 planters, things that make the neighborhood 12 more beautiful. So that means their budget of 13 375 in one year will likely be really a budget 14 of 475 because they have leveraged their BID 15 funds to apply for other funds. And that's 16 something that BIDs can do right away, 17 immediately, like, within, probably, one 18 month, you can put in some applications for 19 things. So I want you to always remember this 20 is a starting-off point, and this is just to 21 get you guys to be able to take care of the 22 things in your area. 23 And then, the last is your personnel 24 and administrative budget, which is for a</p>	<p>1 money together, it enters into a pot that you 2 all control and it stays in the District. The 3 City doesn't get it. It can't go into, 4 forgive me, Mark, the abyss of your property 5 taxes. It's yours. And it's yours and it has 6 to be spent on these activities here, which is 7 required by law that everything stays in the 8 bucket and everything stays in the plan as 9 it's outlined. 10 After tonight, we're going to have 11 everyone speak. As you know, we have a court 12 reporter here to take comments. And then I'm 13 going to have a meeting with the Steering 14 Committee to sit down and talk about what 15 additional changes we can make to make this 16 plan and budget better for all of you and to 17 have it have more things in it that you want. 18 One thing that will not change is the 19 amount, the rate, .12 will not change. That 20 .12 percent, .0012, or for residences, your 21 .0006, we will not change. We have not 22 changed that amount of money. We're just sort 23 of changing the services and how they're spent 24 in order to set you up to be able to maintain</p>

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<p>1 your things, get more money for more stuff for 2 everybody.</p> <p>3 So we'll meet. We'll revise the plan 4 and the budget, and then we'll submit that, 5 again, to Commerce and to the City's Law 6 Department for review to make sure that we 7 have all of our technical language 8 straightened out. I went through this, as 9 well, in Northern Liberties. I had to make 10 changes, as well. It happens. It's 11 complicated. But we'll make sure that we have 12 that all preapproved and then it will be 13 remailed to you. And I expect that to happen, 14 I hope, around the third week of April and 15 that we would have another meeting that would 16 be your official public hearing in around the 17 third week of May.</p> <p>18 So once that all happens you will have 19 your 45-day objection period. If we are 20 successful in the BID, then the group has 21 asked me to stay on to help the BID get 22 started. And as I said, Northern Liberties, 23 that meant I handled the RFP for cleaning. 24 Cleaning was out there the very first day.</p>	<p>1 BID. So it seemed like everyone was hyping 2 for the BID. So the presentation, if I were 3 to listen to you all, is that there is no 4 tradeoff, no downside, no negativity, 5 whatsoever; that this is just something that's 6 totally wonderful without fault.</p> <p>7 Now, when people tell me things like 8 that, that tends to get my BS indicator going. 9 So what I'm hearing is that the BID is just 10 wonderful, it's perfect, no flaws, and we 11 should all jump onto it. So I will just point 12 that out. There's -- there's no balance here.</p> <p>13 Secondly, let's assume that you are 14 correct, the BID is wonderful and it serves 15 its purpose of increasing everyone's property 16 value. Let's assume that this BID is 17 wonderful, it does such great things, and 18 everyone's property value increases by 19 25 percent. So this BID comes in, increases 20 everyone's property value by 25 percent. The 21 City then turns around and increases your 22 property tax -- the City, upon seeing the 23 increase in property value, will increase your 24 property tax, you see. So that, first of all,</p>
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<p>1 There were people with pans and brooms picking 2 up trash. I will help hire your executive 3 director, train them, open your office. I 4 don't want to say I'm a rock star here, but I 5 think I did a really good job in Northern 6 Liberties, and I would really love to help all 7 of you get this off the ground before the end 8 of 2019 because if not, Council will change 9 over. It will be a long time before another 10 BID could start to bring you all of these 11 wonderful things, and I believe in this 12 strongly.</p> <p>13 So I'm anxious to hear what everyone 14 has to say, and on my end, I will do my best 15 to incorporate anything that we can.</p> <p>16 MS. EDWARDS: State your name and your 17 affected property, or if you're a resident, 18 for the reporter here and then go ahead.</p> <p>19 MR. MORTON: My name is James Morton. 20 I live at Beaux Arts, 1238 Callowhill. 21 Anything else you needed?</p> <p>22 MS. EDWARDS: That's good.</p> <p>23 MR. MORTON: I will start off by saying 24 everyone who I heard was an advocate for the</p>	<p>1 we're paying a premium for the BID, and if the 2 BID is successful, it will have the impact of 3 increasing our property tax, which will go 4 into the City who I believe is the entity that 5 should be responsible for keeping the streets 6 clean, well lit and protected. So this 7 doesn't quite sound perfect to me, if you 8 think through it.</p> <p>9 I will go on.</p> <p>10 MS. EDWARDS: Well, two to three 11 minutes, please. We're asking everyone to 12 speak for two to three minutes.</p> <p>13 MR. MORTON: You got an egg timer?</p> <p>14 MS. EDWARDS: There's a lot of people 15 here. It's 6:45, just to be conscious of 16 everyone's time.</p> <p>17 MR. MORTON: I'm not going to 18 filibuster. As a matter of fact, I was 19 getting ready to be finished. I could have 20 been finished.</p> <p>21 Personally, I'm old. I'm a senior. 22 I'm retired. I live on a small fixed income. 23 Like many other elderly people, older people, 24 I have a lot of health issues. So any cash</p>

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<p>1 that I can scrape together goes into paying 2 medical costs. This would directly impact my 3 quality of life. I don't see anything in it 4 which exempts seniors, for example, which many 5 organizations do. There's nothing there to 6 exempt the senior. And I assume, from the way 7 you're presenting it, that you assume that 8 everyone is wealthy and well to do, and it's 9 not a big deal. Well, I'm telling you it is a 10 big deal for me. I will shut up now. 11 MS. GILINGER: I can only address that 12 in a couple of ways. And I apologize, but 13 it's an interesting point about having 14 homestead exemptions, and I don't know, it 15 would be curious to talk about that with 16 longtime owners. We talk about this a lot 17 with longtime owners. It's an issue that we 18 do realize, but I do just want to make clear 19 it is unfortunate that the City of 20 Philadelphia will not be in a position to be 21 able to put these services in in any 22 foreseeable future that I see. 23 And the other thing that, I apologize, 24 I don't think I explained enough, is that your</p>	<p>1 cannot affect your property taxes. We can 2 help with things like -- 3 MR. MORTON: You can increase it. 4 MS. GILINGER: Making the value of your 5 property increases and increases taxes, it's 6 hard, right? A lot of people want their 7 property values to go up, and I do know that 8 isn't something everybody wants. 9 MR. MORTON: People want to pay more 10 tax. 11 MS. GILINGER: I don't think everyone 12 wants to pay more tax. But I think that 13 people, over time, would like to see the value 14 go up. These are things, too, that sometimes 15 doesn't work for 100 percent of the people. 16 But remember, if more than 33 percent of the 17 people don't want this, you cannot -- you will 18 not have this. So it's up to you in the end 19 if this is something that you want. 20 MR. BROWNEIS: I own property 1221. 21 One of the things that I notice is actually a 22 municipal authority that, actually, there's no 23 expiration on that. Most of the members are 24 real estate developers in the neighborhood,</p>
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<p>1 budget will be set over five years and limited 2 at a three percent increase. So the total 3 amount of money is set and that will be set in 4 the Ordinance. Essentially, it's one big 5 bathtub of money and you pay the amount that 6 you owe based on the size of your property, 7 but the total line of the water never changes. 8 So as more things develop, you have a 9 lot of empty lots and vacant parcels here that 10 will continue to develop, as they're 11 reassessed, everyone that is here, maybe not 12 everyone, but most of you that are here that 13 have been here for a while, your assessment 14 will just keep going down. So in 15 neighborhoods that are on this development, 16 swing like that -- 17 UNIDENTIFIED SPEAKER: That's never 18 happened. 19 MR. MORTON: That's never happened at 20 all. 21 MS. EDWARDS: One at a time, please. 22 MR. MORTON: I'm sorry. My detector 23 just went off again. 24 MS. GILINGER: We, unfortunately,</p>	<p>1 large real estate developers, including Arts 2 and Crafts Holding. 3 I noticed at 1217 Spring Garden was 4 cited by L and I. They didn't have a rental 5 license and now they're asking us to -- you're 6 asking to control this neighborhood. 7 If you can't manage your own building, 8 why should we let you manage this 9 neighborhood? 10 And that leads me to ask you: Why did 11 you refuse to share the list of properties in 12 the proposed BID boundaries with all the 13 property owners? 14 Why did you send a BID notification 15 information to the property addresses, rather 16 than to the address of the property owners? 17 So if you can't get that right, why 18 should we trust you managing our neighborhood 19 and taxing us? 20 And what are you going to do about 21 that? 22 If you can't get it right, why should 23 we trust you with our money? 24 MS. EDWARDS: Arts and Crafts Holdings</p>



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<p style="text-align: right;">Page 33</p> <p>1 is not on trial here today, so I'd like to  2 keep all comments specifically to the BID.  3 To answer your point about 1217, we  4 inherited those L and I and other issues when  5 we bought that building from someone who was  6 really a criminal building owner, and we have  7 been working very hard and spending a lot of  8 money fixing that building that had deferred  9 maintenance. That's not even in the District,  10 but I just wanted to set the record straight  11 there.  12 Secondly, what was your comment about  13 -- about mailing all the addresses. So we're  14 not required to do that. And that really just  15 feels like giving my homework to someone who  16 didn't want to do the work.  17 UNIDENTIFIED SPEAKER: You don't want  18 to let the people have a chance to oppose it,  19 so what James said, it's rigged.  20 Why don't you share it with us?  21 MS. EDWARDS: You are here today. You  22 were at our town hall meeting in January. You  23 expressed your same feelings. We're not  24 required to do that.</p>	<p style="text-align: right;">Page 35</p> <p>1 through the mail slot into the building.  2 There's not much we can do about that if the  3 correct mailing address is not in the OPA  4 site.  5 UNIDENTIFIED SPEAKER: I can show it to  6 you, if you want.  7 MS. McENEANEY: Kim, three out of the  8 four units in your building at 11th and  9 Buttonwood have the property address as their  10 address. There is one with an address in New  11 Jersey, but three of them have the property  12 address.  13 UNIDENTIFIED SPEAKER: You knew it.  14 MS. McENEANEY: So we did our best.  15 The returns, we did some sleuthing. The  16 vacant lot that is between Buttonwood, 12th,  17 Ridge and a tiny bit of Spring Garden, their  18 mailing address on the OPA website is a vacant  19 lot. So in that case -- it turns out I had  20 met the gentleman who is one of the owners of  21 that, so I looked him up online and I found  22 out he has an office at 1010 Race Street and I  23 put it in an envelope and I sent it to him.  24 So we do the work.</p>
<p style="text-align: right;">Page 34</p> <p>1 UNIDENTIFIED SPEAKER: Let everybody  2 know it's not a fair playing field.  3 MS. EDWARDS: I think we should move on  4 and hear some other folks.  5 UNIDENTIFIED SPEAKER: Answer the  6 question.  7 How come you don't -- why didn't you  8 mail to the address of the property owner?  9 MS. McENEANEY: I can answer that  10 because I have been handling the returns. And  11 the returns that came back -- I would go to  12 the OPA website and most of the time the  13 listed mailing address was the property  14 address. There were a few where it was a  15 different mailing address so I put the entire  16 thing unopened in another envelope and sent it  17 off.  18 So a lot of people use -- even if they  19 don't live in a unit and so it went to their  20 tenant and they either disappeared or it came  21 back to us. It happened with a number in the  22 old Shoe building where I looked it up on the  23 OPA and that was the correct address, so I  24 went and I hand delivered them. I put them</p>	<p style="text-align: right;">Page 36</p> <p>1 MS. GILINGER: I think they can both  2 back me up. One of the first things I asked  3 them for was their property list, and all of  4 their returns mailed because there's a lot of  5 returned mail from OPA. So I have someone  6 now, and Sarah's really done a great job of  7 this, too, looking up alternate addresses.  8 And the way I would do this in the future,  9 because this is the way that I do this, if  10 there is a piece of mail sent to the OPA  11 mailing address, to the property address, and  12 anything else we can find on Google. I had  13 places in Northern Liberties I sent four  14 pieces of mail to because everything was  15 coming back. But even if the OPA address  16 doesn't work, you still need to send it to the  17 address that's the OPA mailing address.  18 So this time you probably will get more  19 mail because I'm just really super thorough  20 about things like this, so expect more. If  21 you own a parcel and you don't live there, you  22 might get it, your tenant might get it. I  23 like everyone to get a lot of things. You  24 will see fliers hand delivered. I used to run</p>

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<p>1 political campaigns, I do it like that.  2 So I can't speak to before, but I can  3 tell you next time, any address we can find to  4 locate you, you will get a piece of mail  5 there.  6 UNIDENTIFIED SPEAKER: Renee, you sound  7 like a fair person, right, so share the list  8 of all the properties with all the property  9 owners. That's only fair.  10 MS. GILINGER: I have never heard of  11 this.  12 Is it included in my BID plan?  13 Is it not included?  14 Is there a reason?  15 UNIDENTIFIED SPEAKER: Everybody relies  16 on the Office of Property Assessment database.  17 MS. GILINGER: Can I put the list in?  18 MS. EDWARDS: Let's give this gentleman  19 a chance to speak.  20 MR. NEHRBAS: My question is this --  21 Scott Nehrbas. I'm the head of the 1215 Wood  22 Street Homeowner Association and owner of the  23 building. I live smack dab in the middle of  24 this whole situation. Right next to my home</p>	<p>1 To me, the Goldtex building is the only one  2 that cleans around the outside of it.  3 So why is this BID -- is this being  4 slowed down over the time so the trash will  5 build up so we can feel -- because I brush the  6 block in front of me all the time.  7 Are we cleaning up -- no one's  8 graffitied my garage, but they've graffitied  9 the building across the street.  10 Are we cleaning up after a few people's  11 giant messes to make everything look great is  12 my question?  13 MS. GILINGER: Can I answer that of how  14 I handled that when I managed a commercial  15 district for eight years? I always tried to  16 get the property owner or the business to do  17 the right thing and clean their site up. If  18 they didn't, I then reported them to 311 after  19 I tried a couple times. If that didn't work,  20 Councilman Squilla can tell you, I used to  21 text him photos of piles of trash in front of  22 a business who I just couldn't get with the  23 program. And I know that Councilman Squilla  24 doesn't want to have this happen as much as I</p>
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<p>1 and around the back of my home is a pile of  2 trash wrapped around a children's play pen  3 area. And its owned by the Wolf Building.  4 Now, the question is: Why aren't the  5 buildings -- and if I'm right, you mentioned  6 that did you the Northern Liberties one a lot.  7 And to me, the mix between personally-owned  8 homes with parents and children and dogs is  9 much different to the ratio of giant buildings  10 owned by commercial developers. And I see  11 trash coming out of their door every single  12 day, four times a week, not every single day,  13 four times a week, and the trash is just  14 blowing all over the place.  15 Are you going to promise us there's  16 someone cleaning up that trash every morning?  17 And I have called and there's a guy that comes  18 out and scoops it. Thirty minutes after they  19 have already driven away and it's blown down  20 the street. They drink beers after they work  21 there. And I know it sounds like me  22 complaining about one spot, but these photos  23 here with trash, and I don't see one of the  24 commercial buildings with trash all around it.</p>	<p>1 did it. I always tried first and then I went  2 to the City. When none of that worked, you  3 know, your Councilman is here to help you and  4 your really problematic, repeat offenders on  5 this case, you need a person there to be --  6 UNIDENTIFIED SPEAKER: I would love to  7 give the amount of money that you guys expect  8 to make this work if there was some sort of  9 accountability.  10 Can I not call you guys and you guys  11 fine the building that didn't do it?  12 MS. GILINGER: Absolutely. You will  13 get a person here. You will get a person.  14 They will be the one to take this off your  15 plate for you. You guys have jobs, I'm sure.  16 UNIDENTIFIED SPEAKER: The City fines  17 them all the time and yet, the next day  18 they're doing it because they can afford the  19 fines. They make more money off of the people  20 than they do off the fines.  21 MS. GILINGER: Sometimes it takes more.  22 It takes more outreach with them. Sometimes  23 it takes finding someone who knows them. I  24 have a vacant property forever, and I just</p>

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<p style="text-align: right;">Page 41</p> <p>1 managed to finally -- between my Board and I  2 found someone who knew him and could speak the  3 right language and get him to rent it. It  4 takes time sometimes.  5 UNIDENTIFIED SPEAKER: It hurts to be  6 watching the street and watching trash blowing  7 down from buildings bigger than mine and  8 people bigger than me.  9 MS. GILINGER: But the street cleaners  10 will be out there all the time, and they'll be  11 the ones taking the 311 pictures and calling  12 them in and getting those fines placed. You  13 won't have to do it anymore.  14 UNIDENTIFIED SPEAKER: Sometimes  15 there's not --  16 UNIDENTIFIED SPEAKER: It's a little  17 bit confusing.  18 UNIDENTIFIED SPEAKER: Their names are  19 all up on the plaque for the Rail Park, which  20 is --  21 MS. GILINGER: In a case where it's  22 very egregious like that, which this sounds  23 very egregious, this is just sometimes where,  24 again, you have a person here who,</p>	<p style="text-align: right;">Page 43</p> <p>1 have 58 apartments. We have an art school in  2 the building.  3 I send a porter out three times a day  4 to sweep behind my building and all around my  5 building, three times a day. A half hour  6 later, trash is blowing down 12th Street right  7 across the sidewalk that I just sent my guy  8 out to clean. We have construction projects  9 all over the place, including on Carlton  10 Street, which is, I believe, the one you're  11 complaining about that has left debris out in  12 front of that construction site that -- let me  13 tell you something. I am not happy with the  14 condition of this neighborhood for my tenants,  15 residential and commercial.  16 I am strongly in favor of this BID  17 because I can't take care of the trash by  18 myself. I need the help of all the  19 neighborhood people here, including the vacant  20 property owners, who have to pitch in and do  21 their piece, as well. I'm tired of spending  22 all my resources on trying to make an  23 investment in the community that's not being  24 met with with my neighbors. So I have</p>
<p style="text-align: right;">Page 42</p> <p>1 essentially, works for all of you to help you  2 manage these quality of life issues. Maybe  3 that person has to help find the right person.  4 I can tell you that your Councilman will do  5 anything to help remedy a situation like this.  6 You're all very lucky to be in this district.  7 MR. REUBEN: Can I tell you that the  8 Councilman doesn't have to do that? I'm the  9 big, bad owner of the Wolf building. My name  10 is Gary Reuben. I bought the Wolf building in  11 1997. This neighborhood was nothing but  12 syringes all over the streets with drugs and  13 used condoms, and we really made a major  14 investment in this building in 1997.  15 I now have 58 apartments in that  16 building. I have 100,000 square feet of  17 commercial space. Most of my commercial  18 tenants are nonprofit, social service  19 agencies, including a physician's office on  20 the first floor, that we're currently  21 renovating with 23 physicians' offices, family  22 counseling, dental. We have a club that I own  23 in the basement that has a 650 person capacity  24 for entertainment at night. I think I said I</p>	<p style="text-align: right;">Page 44</p> <p>1 invested tens of millions of dollars in the  2 last 20 years in this building. I'm very  3 proud of it. My tenants are very reflective  4 of this neighborhood. My demographic is  5 exactly what's sitting in this room right  6 here.  7 And I resent the fact that you have a  8 knee jerk reaction against real estate  9 developers, like I'm some fat cat sitting with  10 a pinkie ring and my feet on the desk. And  11 let me just finish by saying this. I'm in  12 that office every day. Ask any one of my  13 tenants about me and they will tell you what  14 they think of me. Ninety-nine percent will  15 say I'm a good guy, I'm doing what I can to  16 make it better. That's better than most. And  17 you know where to find me because my office is  18 in that building and I'm there every single  19 day, all day long.  20 UNIDENTIFIED SPEAKER: You don't pay  21 taxes for ten years.  22 MR. REUBEN: What do you mean I don't  23 pay taxes for ten years? My taxes -- since  24 1997 my taxes have gone up 400 percent, four</p>

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<p>1 times. And let me tell you something -- let  2 me tell you one other thing, it's not -- it's  3 not the BID that's going to raise our taxes.  4 It's the fact that our neighborhood is  5 finally, finally starting to find its feet.  6 We're starting to be recognized as a  7 legitimate neighborhood, not some trash-strewn  8 place. We have the viaduct, which is giving a  9 focus and an identity to our neighborhood.  10 People are starting to come from outside the  11 neighborhood.  12 I'm embarrassed by the trash that's  13 blowing up and down 12th Street. I feel for  14 my tenants who have to walk out at night and  15 walk under the tressel here where it's pitch  16 black at 9:00 at night.  17 UNIDENTIFIED SPEAKER: Mr. Wolf --  18 MR. REUBEN: It's not Wolf. It's  19 Reuben.  20 UNIDENTIFIED SPEAKER: Reuben, have you  21 ever lived on a fixed income?  22 MR. REUBEN: It's not a question of  23 that. It's not a question of that.  24 UNIDENTIFIED SPEAKER: Just because you</p>	<p>1 these are, like, 80 vacant lots and so on.  2 So my question is: How do you collect  3 the money? Because the spin assumes you're  4 getting the money coming in, and if someone  5 doesn't pay, what are the consequences on  6 that?  7 Is there a lien, or how does that  8 actually work?  9 MS. GILINGER: Sure. I did this for a  10 long time. So the BID will mail you an  11 invoice each year for our assessment. They  12 will send you reminders if you miss the first  13 one. They will send you another one. We did  14 three reminders. And then, after one year,  15 the BID is allowed to file a lien against the  16 property. I don't know about the condo.  17 MR. MORTON: Whoa, are you allowed to  18 do that?  19 Who are you?  20 MR. MORTON: The City is the government  21 and the BID is over top of the City?  22 MS. EDWARDS: Please let her speak.  23 MS. GILINGER: The BID is legally  24 allowed to file a lien. This is not something</p>
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<p>1 invest all that money --  2 MS. GILINGER: Stop.  3 MR. REUBEN: Let me make one last  4 point. The thing that I love about the BID is  5 as a neighborhood, we decide how the money is  6 spent. It's not the same as sending the tax  7 money to Mr. Squilla. We have a board.  8 You're welcome -- we welcome you to join. We  9 welcome you to be a part of it.  10 UNIDENTIFIED SPEAKER: If you can  11 afford it.  12 MS. EDWARDS: I think we had some  13 questions in the back. Please come up and  14 give your name, please.  15 MR. WOOLERY: Jeff Woolery. Question  16 for you. And I'm looking at the various  17 \$300 million makeup here for -- of which  18 you're going to assess.  19 So my question is this: How do you  20 actually collect the money?  21 I guess for the condo owners it will  22 just be along with our regular condo fees; is  23 that right, an additional amount?  24 It depends on the condo? But a lot of</p>	<p>1 that all BIDs do quickly. We usually try to  2 have folks pay the money on their own  3 voluntarily, but it is allowed to. And so,  4 this would come up if you were going to sell  5 or refinance. But for most parcels -- I mean,  6 some folks -- that's why we account for  7 nonpayment. Some people will just not want to  8 do this and not care about the lien being  9 filed on the property, so we allow for  10 15 percent to not pay.  11 But the reason for this is that for  12 those of you who do pay and are paying to take  13 care of the whole area for everybody, this is  14 a mechanism to allow the BID to help get more  15 people to contribute to the services that they  16 all enjoy. Because just because someone  17 doesn't clean up their trash -- as there is  18 talking, trash comes from everywhere. So it  19 behooves everyone to pick up all the trash  20 everywhere.  21 So the BID is in the position to do  22 that because you've now said that you would,  23 and this is now your responsibility to help  24 maintain this area and help beautify it.</p>

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<p>1 But yes, the BID is legally allowed to 2 file a lien on the property for nonpayment. 3 MS. ZHANG: Hi, everybody. I'm Lamri. 4 I work for PCDC. I think it's necessary that 5 there is a lot of talk about what PCDC does, 6 and I think there needs to be some 7 clarification and some more information. 8 I'm the projects manager of PCDC and my 9 co-workers are the community planner. So I 10 think what was mentioned before was the fact 11 that PCDC is against this BID. What I think 12 was missing from that comment is the fact that 13 we had, you know, I think we had met with Arts 14 and Craft Holding previously before the June 15 community meeting and we had asked to -- for 16 the process to be slowed down, primarily 17 because there was a similar proposal not too 18 long ago, seven years or eight years ago, for 19 a neighborhood improvement district. And we 20 were -- we wanted to make sure that everybody 21 was well informed about what this is and what 22 this could do for the community. 23 That was not necessarily heeded. And I 24 think for us the concern is really the</p>	<p>1 Planning Commission of the City and it's 2 finished in 2017. And we engaged over 1,300 3 community members in this neighborhood. And 4 around there, they all recognize that we need 5 entities to help improve this neighborhoods. 6 They need somebody to clean up the trash. 7 They need some, like, funding for physical 8 improvement in this neighborhood. That's why 9 we started to look at option to start a BID. 10 And we also had our first introduction 11 meeting March 9th. And we feel that it's very 12 primitive at this stage but we want to engage 13 everybody. That's why we sent out everyone 14 letters to property owners. So we want to 15 welcome everybody in this neighborhood to be 16 engaged in our planning process. 17 MS. ZHANG: Actually, one more thing 18 is, I just wanted to clarify, also, on this 19 slip of paper that everyone got, I mentioned 20 that there was the June, 2018 meeting. I just 21 wanted to clarify that that was a meeting that 22 PCDC, AAU, AAI got together with the 23 community, invited Councilman Squilla, and 24 also, Kelly Edwards from Arts and Craft to</p>
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<p>1 representation, the transparency, the 2 outreach, and the language access is what 3 should really be -- we should be investing in. 4 If we're talking about BIDs, I know 5 that Kelly previously mentioned in a different 6 meeting this is something that's been on 7 PCDC's neighborhood plan, and that's true, it 8 is. But I think with all of these kind of 9 outreach efforts, and also, these kinds of 10 projects, BIDs, whatever, there needs to be a 11 certain amount of accountability in terms of 12 who are you talking to, how are you 13 approaching people. All of this is very 14 critical. 15 So that's why I just wanted to give my 16 two cents about that. 17 UNIDENTIFIED SPEAKER: I wanted to add 18 a little bit. I want to explain why we want 19 to start a BID for Chinatown and the 20 neighborhood around this area. 21 Thank you, Renee, for helping us to 22 plan this process. And we started to be 23 interested in this because we did a 24 neighborhood BID, which is recognized by City</p>	<p>1 attend, hear the concerns of the community 2 regarding this proposal. 3 UNIDENTIFIED SPEAKER: We host this 4 meeting because we heard that the City has 5 passed to create an entity to plan for the 6 process. That's why a lot of community member 7 didn't know. So we want to hear their 8 stories. 9 MS. EDWARDS: Is that a question in the 10 back? 11 MS. SHIFLET: My name is Sonya Shivlet. 12 I'm from 429 North 13th Street. I have lived 13 in the neighborhood for nearly 20 years. When 14 I came to this neighborhood, the building 15 we're in now and the building across the 16 street were vacant warehouses. No one was 17 displaced by our moving here. I have been 18 part of this improvement efforts in this area 19 for that amount of time. 20 I hear what you're saying, our 21 representatives from PCDC about the need to be 22 inclusive, and I appreciate the efforts that 23 have been made since those concerns were 24 raised to increase the inclusion and outreach</p>

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<p>1 to the Chinese community. That being said, I  2 attended the meeting on March 9th in  3 Chinatown, and that was the first time that I  4 ever heard a BID being used to stake a  5 territorial claim for an area. It was  6 specifically in the overhead from PCDC, stake  7 a claim for Chinatown. I found the divisive  8 rhetoric in that meeting to be alarming and  9 not at all in keeping with the founding  10 principles behind the Callowhill build  11 establishment.</p> <p>12 I fully hope that eventually there will  13 be a neighboring BID from Chinatown, but I  14 feel that I -- after 20 years, it's time to  15 have a BID here in Callowhill, and I hope that  16 will happen soon. Thank you.</p> <p>17 MS. YIP: Thank you so much for this.  18 My name is Selena. I'm a Thai community  19 member, so I just wanted to thank everyone for  20 coming out today.</p> <p>21 Not to, like, rebuttal or anything like  22 that, I was also at that meeting. But I think  23 something that everyone really needs to think  24 about, something that I have been thinking</p>	<p>1 specifically, the idea of gentrification, this  2 is real. So I just want people to keep that  3 in mind, this Callowhill versus Chinatown  4 thing. It's more than just, like, we want  5 space. We need this space.</p> <p>6 But a question would be -- I know that  7 you had worked on the Northern Liberties BID,  8 as well.</p> <p>9 So can you tell us, like, what are the  10 differences between this particular Callowhill  11 BID and Northern Liberties BID, if there are  12 any, especially regarding additional taxes and  13 things like that?</p> <p>14 MS. GILINGER: Sure. The Northern  15 Liberties BID actually has a higher assessment  16 rate. Northern Liberties was in an  17 interesting spot in that they had a civic  18 association who was exhausted from trying to  19 take care of the neighborhood on their own,  20 which I guess Sarah would probably say has the  21 same thing here. And they had a 501(c)(6)  22 that produced events there on 2nd Street, the  23 2nd Street festival that you might have heard  24 of. So they wanted something that was really,</p>
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<p>1 about a lot, is the name of Chinatown and  2 renaming things -- neighborhoods, just  3 territorial thing, like, the thing is that my  4 family came here in the '60s and this was the  5 only place that they could be. Language is a  6 huge issue coming here as an immigrant and  7 this is -- this is the spot. This is where  8 they needed to be because this is the only  9 place that would take them.</p> <p>10 So yes, it is a territorial thing  11 because this is necessary for immigrants from  12 China, from Taiwan, from anywhere, honestly,  13 because you look at Chinatown in the ways that  14 it has changed, there's so many more people  15 than just Chinese people there now. And it is  16 very, very important for us to keep that  17 culture. And my family, specifically -- I  18 can't live in Chinatown. I cannot afford to  19 live in Chinatown. And that's not okay, like,  20 my family is there and I should be able to  21 live there. My grandmother cannot live in  22 Chinatown.</p> <p>23 So when people here are talking about  24 property taxes being raised and development,</p>	<p>1 like, marketing and business driven,  2 placemaking driven, a lot of public art.</p> <p>3 So the kind of work -- Northern  4 Liberties doesn't have the same kind of  5 challenges that this neighborhood and other  6 neighborhood has. In Fishtown now, our  7 cleaning budget is way more than this. Every  8 neighborhood has its own challenges, and  9 that's what makes the BID so interesting, that  10 you can just really fine tune it to you.</p> <p>11 So Northern Liberties, what is very  12 different is that we were immediately, like,  13 get go, placemaking, marketing, like, the  14 businesses wanted to bring in more people.  15 They are less concerned with a lot of these  16 very basic maintenance issues that other  17 neighborhoods face because they just didn't  18 have to. It was a pretty clean neighborhood.  19 And cleaning and safety are always your number  20 one and two items here, or your top two items  21 back and forth because everything needs be  22 clean and safe before anything else happens.  23 So that was probably the biggest difference.  24 Also, the property values were</p>

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<p>1 extremely high, so our assessment rate was a 2 little different. But the average payment was 3 significantly more because they wanted it to 4 be more things to more people, where this BID 5 has a very service-driven budget so the 6 assessment rate is lower. The average payment 7 is lower. It's just a different format and a 8 different way of approaching things. 9 I'm in Fishtown. We also have a 10 different way of approaching things because we 11 have NKCDC there. So that's why we fine tune 12 this for what works for you, what helps you 13 the most, as owners and quality of life 14 people, and for your tenants, and for your 15 customers, and for your residents, what helps 16 you all the most, and that's why everything is 17 so unique. But it makes it special that you 18 can fine tune it like this. And in five 19 years, you can fine tune it all again, and 20 make revisions to go with the ebb and flow. 21 But also, to really quick speak about 22 PCDC, I can go through the things I asked 23 Kelly in the last week, and one of the first 24 questions I said: We can give them a board</p>	<p>1 Now, having said that, getting by the 2 absurdity of it, I find it equally amazing to 3 read in here today about all the meetings 4 you've had. I have lived here for 11 years. 5 I have yet to get surveyed. I have yet to get 6 any official notification of meetings at all. 7 And I am appalled by the lack of transparency 8 in the selection of the Board, the production 9 of hiring a consultant and developing a budget 10 in a total vacuum without even having any 11 decency to reach out to the people that live 12 here. 13 Commercial people, residential people, 14 they're the people that matter, not big 15 developers and property owners that have 16 massive properties. And I respect what they 17 have done to the Wolf building. I'm very 18 familiar with it. And I think they have done 19 it admirably. 20 But it's too much to ask for us to 21 support any consideration of this without 22 understanding how this one third can turn it 23 down means. 24 Are you saying that there's going to be</p>
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<p>1 seat, right? I really wanted to make sure, if 2 I was involved with this process, to help it 3 through the finish line, I want to make sure 4 that Chinatown PCDC is offered a board seat on 5 this Board. It's a very important issue to me 6 and something that I feel very strongly about. 7 Kelly said: Of course. It's really not 8 anything that we don't want this to be an 9 exclusionary thing. I don't want to be a part 10 of it if it is. I always want all the 11 organizations to get along, and I do this in 12 every neighborhood I work in. So that was 13 something that was easily offered and would 14 love to, obviously, extend the offer if the 15 BID is successful. 16 MR. VELLA: Steve Vella. I'm at 1234 17 Hamilton Street. 18 And I want to get past the absurdity 19 point of having to create another bureaucracy 20 on top of a big bureaucracy called the 21 government of Philadelphia to do what 22 Philadelphia should be doing, maintaining 23 lights, safety, picking up trash and making 24 our neighborhood pretty.</p>	<p>1 a democratic process, and me, as an owner of 2 two units, have two votes? 3 MS. GILINGER: Yes. 4 MR. VELLA: That it's not going to be a 5 building that has one vote and that's a vote 6 for the entire -- 7 MS. GILINGER: Are you in a condo? 8 MR. VELLA: Yes. 9 Are you saying that I, as an owner of a 10 condo, two condos, in a building that's 11 managed by a private company and run by our 12 executive board, who doesn't have the power to 13 impose an assessment or even to vote in favor 14 of assessing us and our building a penny, nor 15 does the president or the executive board have 16 the authority to lend its vote in favor of 17 this? It's up to the individual owners of 18 those buildings that have bylaws, like ours, 19 governed by the Condo Act. 20 So I'm questioning are we going to get 21 a chance to vote on it, or are you usurping 22 our right to vote and saying: It's the condo? 23 And if you can approach the president of that 24 condo and he says yes, you're going to take</p>

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<p>1 that as an acceptable vote?</p> <p>2 MS. GILINGER: Paul, can you speak to</p> <p>3 that?</p> <p>4 MR. LEVY: I'm Paul Levy with the</p> <p>5 Center City District. I just want to answer</p> <p>6 the question on condo associations. The</p> <p>7 choice that the Callowhill BID folks are</p> <p>8 considering is that you would have an</p> <p>9 assessment for commercial properties at one</p> <p>10 level and an assessment for residential</p> <p>11 properties at 50 percent level. And the way</p> <p>12 the state law is written is the bill would go</p> <p>13 to the condo association, but it would be at</p> <p>14 50 percent of what a commercial property owner</p> <p>15 would pay.</p> <p>16 So under the law, as they're choosing</p> <p>17 to pursue it, the association has the vote as</p> <p>18 an association, but however that association</p> <p>19 is governed, it would have to be the majority</p> <p>20 of the condo association to approve how the</p> <p>21 association actually is.</p> <p>22 MR. VELLA: That's entirely</p> <p>23 unsatisfactory for a condo owner to leave it</p> <p>24 up to a board that can be manipulated by</p>	<p>1 --</p> <p>2 MR. REUBEN: Join the neighborhood and</p> <p>3 have your voice heard.</p> <p>4 UNIDENTIFIED SPEAKER: Maybe we don't</p> <p>5 want to.</p> <p>6 MR. REUBEN: Then your voice won't be</p> <p>7 heard.</p> <p>8 MS. EDWARDS: One at a time, please.</p> <p>9 We'll hear from Kim and I think Amy raised her</p> <p>10 hand, and then this gentleman here, please.</p> <p>11 MR. LING: My name is Kim Ling. I have</p> <p>12 a business -- I'm the business owner right in</p> <p>13 the Lucky Garden Condo Association. It's</p> <p>14 right on 1104 Buttonwood Street.</p> <p>15 This condo has been built, like, 2007.</p> <p>16 It's more than ten years. And inside there we</p> <p>17 have all the lightning. We have all the</p> <p>18 lights. We pay the electricity. And we have</p> <p>19 all the greens. We have security cameras. We</p> <p>20 have a cleaning male clean every, like, two,</p> <p>21 three days, so we already have everything</p> <p>22 you're going to provide.</p> <p>23 And why would they double?</p> <p>24 Why we pay more?</p>
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<p>1 anybody. We don't get any information about</p> <p>2 meetings or even any participation in coming</p> <p>3 up with the plan. It's unacceptable for you</p> <p>4 to assume that that condo association will</p> <p>5 define whether I'm going to pay an assessment</p> <p>6 or not. I can guarantee you, I will not pay</p> <p>7 an assessment. If I don't have a vote for it,</p> <p>8 there ain't going to be any money coming from</p> <p>9 us.</p> <p>10 MR. LEVY: All I can say, and I think</p> <p>11 you can verify this, the mailing was sent to</p> <p>12 the condo association and to each owner of a</p> <p>13 condo.</p> <p>14 So are you saying you did not get a</p> <p>15 mailing?</p> <p>16 MR. VELLA: I got a stupid mailing.</p> <p>17 MR. LEVY: Thank you.</p> <p>18 MR. VELLA: I got the mailing but I</p> <p>19 didn't get notification in 2017 about public</p> <p>20 hearings, about 2018 about public hearings, no</p> <p>21 notification. I don't subscribe to the</p> <p>22 Philadelphia Inquirer.</p> <p>23 How am I going to get this news?</p> <p>24 MS. EDWARDS: I think there was another</p>	<p>1 And also, the taxes is already high and</p> <p>2 we -- why we pay double for nothing? Because</p> <p>3 you're not going to do anything because we</p> <p>4 already have it.</p> <p>5 MS. EDWARDS: Just keep it down in the</p> <p>6 back, please. It's hard to hear.</p> <p>7 MR. LING: You understand, right?</p> <p>8 MS. EDWARDS: Yes. Thank you.</p> <p>9 If you have a conversation you'd like</p> <p>10 to take outside, please do so, but we really</p> <p>11 need to be quiet so we can hear everyone.</p> <p>12 Thank you so much. We have 35 minutes.</p> <p>13 MS. HOOPER: I will try to be as</p> <p>14 succinct as possible. My name is Amy Hooper.</p> <p>15 I moved into this neighborhood in 1991. I had</p> <p>16 graduated from The Academy of Fine Arts and</p> <p>17 was looking for a place to live where I could</p> <p>18 live, and work, and paint, and be among other</p> <p>19 people who were also artists and people who</p> <p>20 did not want to live in the poshest area of</p> <p>21 the City. And I say this with mixed feelings</p> <p>22 because as much as the neighborhood has</p> <p>23 changed since I have been here, there are many</p> <p>24 wonderful things that have happened with that</p>

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<p>1 change. It is a much safer place to live. I 2 didn't meet many of my neighbors. One of them 3 is -- Sam Anderson is here and a couple other 4 people that I know that have been here for a 5 long time. 6 I was literally afraid to walk up 13th 7 Street under the bridge the moment it started 8 to get dark. What I have loved about this 9 neighborhood is our ability to come together 10 as a community to make decisions. I know this 11 is a very loaded topic and that there are very 12 different viewpoints about how we can maintain 13 our community, how we can keep our community 14 clean and safe and a place where everyone 15 feels welcome and feels a sense of ownership 16 and pride. 17 I'm extremely concerned that we are not 18 able to get together as a group of people and 19 make a decision as a group of people to 20 support our safety and well-being. I know 21 that anytime you talk about money it's like 22 talking about people's health. It's a private 23 issue. It's very concerning. It can become 24 scary, and I completely get that.</p>	<p>1 And do I have concerns about it? 2 Absolutely. And I hear my neighbors who also 3 have concerns about it and I appreciate that. 4 If there was a way to get out the 5 communication, to get everyone to be more 6 participatory so that they feel that their 7 voices are heard, that's part of what we're 8 trying to do tonight, to make sure that we're 9 gathering that information so that we know 10 that everyone who wants to have input and have 11 a voice can do that. 12 So I would ask everyone to keep an open 13 mind about this. Again, there's going to be 14 more discussion about it, but think about how 15 -- what we can do to work together to make 16 sure that everyone's interest is served and 17 that everyone can help make a decision about 18 how money is going to be spent, how services 19 are going to be shared, and how that might 20 help us save some money in the long run if we 21 work as a collective to improve our 22 environment, as opposed to the stand-alone 23 groups of people that might be duplicating 24 efforts. Some buildings, some condo</p>
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<p>1 I think there is a way that we can work 2 together to have some self determination as a 3 group, to be inclusive and to hear everyone's 4 concerns; that they're -- any time we are 5 spending money, it is going to be concerning 6 for everyone in the room, and it will have 7 greater impact for many people in the group 8 than it does for other people in the group. 9 One of the issues I found most 10 disheartening is that this city has been 11 unable to take care of the various 12 neighborhoods to provide basic services, to 13 keep it clean and safe, to make sure the 14 lighting is in place, really fundamental 15 things, and that we, as individual property 16 owners, as condominium associations, as 17 businesses on both sides of Vine Street have 18 had to do things in order to raise money to 19 achieve those basic needs that we have. 20 I view having a BID and supporting it 21 and working together to be members and 22 governing members of that BID that represents 23 this group is a way for us to have control 24 over the outcome.</p>	<p>1 associations have more money to take care of 2 things than others, but the entire 3 neighborhood, the entire community, again, on 4 both sides of Vine Street, needs our support. 5 So that's my pitch to you. I have had 6 a wonderful experience getting to know many of 7 the people in this room and grow this 8 community together. I am one of the original 9 founders of Callowhill Neighborhood 10 Association, if I didn't already say that, and 11 I was the first president. And I can tell you 12 it was my absolute pleasure to work with 13 everyone in this room, and I hope that you 14 will keep an open mind about this business 15 improvement district and what it can do. 16 Thank you. 17 MR. PEVZNER: Hi, everyone. Thank you. 18 My name is Nick Pevzner. I live in the 19 building across the street, 429 North 13th 20 Street; nice to see so many neighbors in 21 crowd. I'm an urban designer, an architect, a 22 landscape architect, so I care about the 23 details, the physical details, but also, 24 equity and representation.</p>

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<p style="text-align: right;">Page 69</p> <p>1 So some details. Trash, trash pickup.  2 I care about the trash. I think this is a  3 problem; especially concerned about short  4 dumping, which is a crime. The City should be  5 doing trash pickup and it should be enforcing  6 curbs on short dumping. This BID absolves the  7 City. The City is performing its trash pickup  8 this year due to political pressure in  9 Essington and other neighborhoods, which  10 includes using security cameras that are City  11 cameras, not business improvement district  12 cameras.  13 I'm concerned that this BID reduces  14 political pressure to reform enforcement, and  15 not all neighborhoods have the privilege of  16 being able to afford a business improvement  17 district.  18 Lighting. Not all lighting is the  19 same.  20 Do we need more lighting? Maybe we do.  21 But what kind of lighting and who gets  22 to control where it goes and what kind is put  23 in?  24 Who decides?</p>	<p style="text-align: right;">Page 71</p> <p>1 Who is the private security service  2 that this BID potentially hires accountable  3 to?  4 UNIDENTIFIED SPEAKER: No one.  5 MR. PEVZNER: I echo the comments about  6 transparency and democratic process, and I  7 just want to lodge concerns this is the first  8 time I'm hearing about this meeting. I'm glad  9 to be invited. Thank you for including us in  10 the process. I hope it continues in a  11 transparent and inclusive way.  12 MS. EDWARDS: Is anyone from Sunday  13 Breakfast here? I know we invited Jeremy, the  14 new executive director.  15 So we have had -- I just want to speak  16 to that one point about this being an  17 opportunity to have a triple bottom line in  18 this, and there's a social justice component  19 that we have talked to both projects and  20 Sunday Breakfast Mission about, which is  21 creating the street cleaning program that  22 could potentially create jobs for residents of  23 those shelters and put them into long-term  24 housing, and work, and develop folks who are</p>
<p style="text-align: right;">Page 70</p> <p>1 Is this something that you guys are  2 steering? Lighting can be a nuisance. For  3 example, LED is blue light. Glare can  4 interrupt sleep cycles, mess up circadian  5 rhythms. For example, the school across the  6 street just installed parking lot lights that  7 are poorly designed, that cause glare up to  8 the sixth floor that are blue in the spectrum.  9 Will lighting be designed with  10 consultation and input, or is this something  11 the consultants are designing for us?  12 Safety. In my experience, safety has  13 not been a problem in this neighborhood. If  14 the BID includes private security, I'd be  15 cornered about harassment of longtime members  16 of our community. And by that I mean  17 including vulnerable communities, people of  18 color, the Sunday Breakfast Association  19 residents, the Women's shelter on Spring  20 Garden.  21 Are they included here?  22 Have they been consulted, and what is  23 their opinion? The City police is not  24 perfect, but it's accountable to the public.</p>	<p style="text-align: right;">Page 72</p> <p>1 currently members there. So that is an  2 ongoing conversation. Both groups do support  3 this effort, so I do just want to address that  4 issue.  5 And then, in terms of the security, I  6 don't think we envision cops. I think it's  7 more so eyes on the street, a more holistic  8 approach to see people out there cleaning and  9 planting and having more folks on the street.  10 I think that's the type of security that we're  11 referring to.  12 There are a lot of 311 reports in this  13 district that report that short dumping. So  14 we hope to target those areas specifically  15 based on that data. And I hear you on the  16 City street cleaning, but I also hear a lot of  17 skeptics from PlanPhilly and elsewhere. So  18 again, this could start cleaning this fall.  19 So I had to give Jake a shout out because he's  20 here. So thank you. As an urban planner, I  21 appreciate your comments. I wanted to address  22 those right away.  23 MS. GILINGER: I will speak to you how  24 a BID really functions down the road.</p>

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<p style="text-align: right;">Page 73</p> <p>1 Obviously, we can't predict what's going to  2 happen in four years. This is to give you the  3 flexibility to be able to respond if something  4 does happen. This is not enough money to have  5 private security of the street. It is enough  6 money, though, if something happens, if  7 there's a situation and you need to be able to  8 be responsive to it, it's enough to give you  9 the ability to be able to respond to kind of  10 crisis situations, or you never know what's  11 going to happen in life. And the City can go  12 on a trash strike. There can be a lot of  13 extenuating circumstances.</p> <p>14 So this gives you some flexibility to  15 respond, and that is the whole point, is you  16 can be more responsive and relying on yourself  17 to try to take care of your neighborhood.  18 There is just not enough for security guards  19 on the corner all the time.</p> <p>20 MS. QUIKEN: Where is the line item for  21 the maintenance of the Rail Park?</p> <p>22 MS. EDWARDS: Can you back up and state  23 your name and come speak?</p> <p>24 MS. QUIKEN: Lee Quiken. We own</p>	<p style="text-align: right;">Page 75</p> <p>1 a CDC agreed to do Phase I. We have no  2 proposal to be any way involved in the  3 maintenance of Phase II. And I urge people to  4 think if you want the second phase of the Rail  5 Park, you do need some mechanism to maintain  6 it. That is the only reason why that was  7 stated. Thank you.</p> <p>8 UNIDENTIFIED SPEAKER: Pay for it  9 yourself.</p> <p>10 MS. EDWARDS: We have about 20 minutes.  11 Any others?</p> <p>12 MR. DeMARIA: Hello. I'm Vincent  13 DeMaria. I own a condo in the building across  14 the street here. I have been a resident for  15 about five years and I have lived in  16 Philadelphia for almost ten years.</p> <p>17 I see a lot of positive changes  18 happening in the neighborhood since I have  19 been here but, obviously, as we have all seen,  20 there's still a pretty big trash problem. So  21 I think it would be wonderful to have this  22 sort of organization be on the street and,  23 again, sort of that idea of eyes on the  24 street.</p>
<p style="text-align: right;">Page 74</p> <p>1 property on Buttonwood Street.</p> <p>2 This says be prepared for the future to  3 assist with the maintenance of the next phase  4 of the Rail Park. It doesn't say that  5 anywhere. You don't have that broken out  6 anywhere in the real budget.</p> <p>7 UNIDENTIFIED SPEAKER: Paul Levy said  8 that in a PlanPhilly article this is a path to  9 power for Phase II of the Rail Park. So  10 that's the background.</p> <p>11 MR. LEVY: I'm Paul Levy, so I will  12 speak to that.</p> <p>13 Number one, to answer your question,  14 there is no money in this plan for Phase II.  15 There was a statement that if there is a BID  16 in place, if and when there is a Phase II,  17 this organization could be in that position.</p> <p>18 Right now, the Center City District is  19 carrying 100 percent of the cost of  20 maintaining Phase I of the Rail Park at no  21 expense to anybody in this room. So there is  22 no attempt to put those costs on this  23 organization. It was a hypothetical statement  24 that you would have an organization placed as</p>	<p style="text-align: right;">Page 76</p> <p>1 I was wondering if we could just sort  2 of talk about -- this is the plan for the  3 first five years.</p> <p>4 How does this sort of grow into the  5 future?</p> <p>6 What happens after five years?</p> <p>7 How do we sort of decide, you know,  8 what services, if they're working or not  9 working; sort of what happens in the future?</p> <p>10 Can boundaries change, things like  11 that?</p> <p>12 MS. GILINGER: Absolutely. Yes. So at  13 the end of your five-year term, and BIDs can  14 elect to go for as long as a term as they  15 want. I like five years. It's a good amount  16 of time to see if it was right. So the BIDs  17 that I work on are five-year terms, and I was  18 glad that this already was.</p> <p>19 But in five years, this whole process  20 will happen again. So there will be more  21 meetings. There will be discussions where you  22 can have -- you'll have a steering committee  23 that will work on the reauthorization of the  24 BID. And I worked on a reauthorization with</p>

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<p>1 East Passyunk that was almost unsuccessful 2 many years ago, but that was before we started 3 to really get the services in that we needed 4 to get in. 5 But boundaries can change, services can 6 change. The landscaping of the neighborhood 7 might be different. So you go through this 8 entire process again. And if you are 9 following anything, East Passyunk and 10 Germantown are going through this process 11 again. And it is -- some BIDs have not made 12 it and not been reauthorized. It really just 13 depends if you're getting the services that 14 you all were promised. And if you feel good 15 about it, then you will probably want to 16 reauthorize your BID. But if you're not, and 17 in five years you felt that this was all just 18 not what you thought it was going to be, then 19 you have the opportunity to vote again and to 20 vote it down. And it happens. It has 21 happened. 22 So, obviously, I want to make sure 23 everyone does a good job, and I want to help 24 this organization get off the ground in a good</p>	<p>1 that. 2 MS. GILINGER: I'm just letting you 3 know. Again, every neighborhood is different. 4 So there, the condo rentals there pay minimum 5 of 365 a year, and there are tons of them. 6 I'm just letting you know that this is 7 different by each neighborhood and each 8 neighborhood decides what they think would 9 make the most sense for them. 10 I can't speak to the decision making 11 part of this, but I wanted to let you know 12 that yes, other BIDs that are formed in the 13 other way, they do also assess residents, too. 14 They just sometimes choose to exempt 15 owner-occupied properties. Sometimes they do 16 not. Sometimes they charge a lesser rate. 17 They're really -- I don't know if one BID -- 18 Dennis from Commerce can agree with me. I 19 don't know that one BID in a city or municipal 20 authority functions in the exact same way with 21 the exact same rules. So we all decide those. 22 But Kelly can probably speak to why this 23 decision was made long ago. 24 MS. EDWARDS: So we had talked earlier</p>
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<p>1 way so that you're all getting the things that 2 you want for the neighborhood. 3 But yes, five years, all of this all 4 over again. We look forward to it. 5 UNIDENTIFIED SPEAKER: I know there are 6 different kinds of BID, right? There's 7 another kind of BID that doesn't tax 8 residential properties. And this BID is 9 proposing that. 10 How did you decide to do, as opposed to 11 nonprofit? 12 A second question. I assume you have a 13 steering committee meetings. 14 Do you have steering committee minutes 15 that's accessible to the public? 16 MS. GILINGER: I can quickly say I just 17 started a week ago, but all BIDs can assess 18 residential properties. And residential 19 rental properties always pay in all BIDs. 20 Some BIDs choose not to assess residential 21 properties. However, in Northern Liberties, 22 we assess residential properties at the full 23 rate, at a minimum -- 24 UNIDENTIFIED SPEAKER: I don't care for</p>	<p>1 about the neighborhood improvement district 2 effort that came through a few years ago. And 3 one of the reasons why we thought the 4 municipal authority would be a better format 5 was because the residences are assessed at 6 50 percent. So like Renee said, Northern 7 Liberties, they have a minimum of 365 a day, 8 whereas, in our model, residences, on average, 9 are going to pay about 174 a year, some much 10 lower, some higher. 11 And then, to your point about the 12 Steering Committee, I am not a minute taker so 13 I apologize for that, but I'm working on my 14 organization skills. 15 MS. GILINGER: I'm going to have one 16 this week with minutes. 17 UNIDENTIFIED SPEAKER: Well, if you 18 won't share the addresses, are you going to 19 share the Steering Committee meeting minutes? 20 MS. GILINGER: The next one we will. 21 UNIDENTIFIED SPEAKER: Well, again, 22 transparency. Give us the addresses. 23 UNIDENTIFIED SPEAKER: What was the 24 mind-set behind making the boundary?</p>

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<p style="text-align: right;">Page 81</p> <p>1 MS. EDWARDS: Sure. So I think, like  2 most BIDs, our initial boundary had started  3 much larger and actually went from the west  4 side where it meets Center City District all  5 the way to 8th Street and then from the north  6 side of Vine to Spring Garden. And we heard a  7 lot of feedback initially when we started to  8 talk to property owners within that boundary  9 that along 8th, 9th, even 10th Street, they  10 were not interested in this process at all, so  11 we shrank it down. And in talking to Renee  12 and talking to Paul, it's a very common thing  13 that happens.  14 A few years ago, when the Italian  15 Market was trying to form a BID, their  16 boundaries were really big and a lot of  17 properties that just didn't feel like they  18 were a part of that identity. Now that  19 they're going through this again, they shrank  20 that down to be more of a commercial corridor.  21 So that was a process we took. We were trying  22 to be democratic about it and that's how we  23 came up with the boundaries.  24 MR. MORTON: Do I get to vote?</p>	<p style="text-align: right;">Page 83</p> <p>1 MR. MORTON: So the BID goes in without  2 a popular vote?  3 MR. LEVY: I did not say that.  4 MR. MORTON: Well, what are you saying?  5 MR. LEVY: I will say it again.  6 Under the Municipal Authority Act, the  7 owners of the property get to vote yes or no.  8 Within a condo association where there are  9 multiple owners --  10 MR. MORTON: You already said it. I  11 heard it.  12 MR. LEVY: Well, you didn't hear me  13 last time so I'm repeating myself.  14 Within a condo association, whatever  15 the rules of your association by which you  16 reach agreement, those will govern within your  17 association.  18 MR. MORTON: So I don't get a vote.  19 Remember the United States there once was a  20 problem about taxation without representation.  21 I don't know. I didn't go to school but I  22 think we had troubles with that.  23 MS. EDWARDS: I recently met with Lucky  24 Garden Condos and there's a very sage member</p>
<p style="text-align: right;">Page 82</p> <p>1 I said do I get to vote?  2 MS. EDWARDS: Yes. Absolutely.  3 MR. MORTON: There will be an election  4 held?  5 MS. GILINGER: Paul, can you answer the  6 condo question?  7 MR. LEVY: This gentleman asked does he  8 get to vote.  9 Do you own a unit in a condominium?  10 MR. MORTON: Yes, I do.  11 MR. LEVY: Then whatever the rules of  12 voting within your condominium association  13 will apply. Those members of that condo  14 association would decide how the condo  15 association votes yes or no. So you get a  16 vote within the rules of your condo  17 association.  18 MR. MORTON: That sounds like the  19 electoral college. So there's no popular  20 vote.  21 MR. LEVY: You chose to live in a  22 condominium association with a set of rules.  23 I don't know what those are, but those governs  24 how the process would work.</p>	<p style="text-align: right;">Page 84</p> <p>1 of the Board there who made a great analogy  2 that I'd like to share with the group, and  3 that is we had an election in 2016 and we all  4 voted, but Donald Trump is our president. I  5 mean, it's still a democratic process.  6 MR. MORTON: That's not democratic.  7 That's electoral college. It was specifically  8 designed to be nondemocratic.  9 UNIDENTIFIED SPEAKER: We going to lose  10 our properties, Miss.  11 MS. EDWARDS: If you'd like to speak,  12 come up and speak, please.  13 Melissa wanted to speak. We have about  14 ten minutes left.  15 MS. WALTER: Hi. My name is Melissa  16 Walter. I'm one of the co-founders of Love  17 City Brewing Company at 1023 Hamilton Street.  18 I'm coming from a different perspective.  19 We're a very new business. We have  20 just been open less than a year. My business  21 brings a lot of younger people, a lot of  22 people from various areas of the City coming  23 into the Callowhill neighborhood and coming to  24 our business, which is awesome. A lot of the</p>

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1 feedback that I hear from those people is oh,  
2 this is cool, but the walk wasn't so great.  
3 We're walking down the streets and the  
4 sidewalks kind of were crappy, and there's  
5 trash everywhere, and blah, blah, blah. The  
6 sidewalks were terrible and they didn't enjoy  
7 the walk here, and the lighting was poor, et  
8 cetera, et cetera.

9 So just to let you all know from sort  
10 of the younger and more maybe coming in from  
11 the outside perspective that is what people  
12 are seeing and telling me, and that is one of  
13 the reasons why I'm in support of this BID  
14 because we want to grow as a business and as a  
15 neighborhood.

16 MS. EDWARDS: If you have a comment,  
17 please come up and give your name.

18 MR. MORTON: Why do I have to pay for  
19 your business?

20 UNIDENTIFIED SPEAKER: How long are you  
21 going to stay in the property, honey?

22 MS. WALTER: I plan to be there for  
23 many years.

24 UNIDENTIFIED SPEAKER: Hold on. I've

1 U.S., they are here because of racism? People  
2 didn't choose at first to be in Chinatown.  
3 They were forced into these places because of  
4 racism. These Chinatowns are -- these places  
5 where people can get access to resources, to  
6 language, and to affordable food, and all  
7 these things.

8 And I'm sure all of you all are very  
9 aware of what's going to happen, like, what's  
10 happened in Northern Liberties, what's  
11 happened to all these neighborhoods, like, we  
12 all know how gentrification works. I'm sure  
13 you're all very aware, so I just want you all  
14 to keep that in mind. Thank you.

15 MS. GILINGER: Well, believe it or not,  
16 everybody, I asked Kelly if I could do this  
17 again with all of you before we come back for  
18 a public hearing. So I asked if it would be  
19 okay, and I haven't actually asked Sarah this  
20 yet, but I'd like to come to your next civic  
21 association meeting, if that's okay with  
22 everybody, which I believe is April 8th. I  
23 feel like it's time for more discussion, more  
24 questions. I'd like to meet with the Steering

1 been here for 50 years.

2 MS. WALTER: That's great. I plan to  
3 be there for at least ten.

4 UNIDENTIFIED SPEAKER: I pay all for  
5 50 years and you just came in.

6 MR. REUBEN: You were here five years  
7 once. I'm here 21 years. I hope to be here  
8 50, but I'm doing my way. You can't dismiss  
9 someone who moved into the neighborhood.

10 MS. BRITNEY: Hi, everyone. My name is  
11 Britney. I just want to say that I feel like  
12 there's been a lot of dog whistle politics  
13 being talked about in this room, and I feel a  
14 lot of things that have been said are racially  
15 coded. There's a lot of talk about trash, we  
16 need more policing, and I just want you to  
17 think about who that's going to affect.

18 And I also want you to keep in mind  
19 that Chinatown is the last minority  
20 neighborhood in Center City. It's the last  
21 majority of people with color neighborhood in  
22 Center City. It is majority low income, low  
23 English proficiency speaking, immigrants.

24 Did you know that Chinatowns in the

1 Committee, see what, from tonight, we can make  
2 it better.

3 But I'd like to present this to you one  
4 more time before we put anything in the mail  
5 to all of you. So if you will have me, I'd  
6 love to come to your next civic association  
7 and just present whatever revisions we've made  
8 to all of you, let you all ask more questions  
9 before we finalized anything. And this would  
10 happen before we would put anything in the  
11 mail. We can change things again.

12 I understand if this is something that  
13 you're not on board with, then that's okay.  
14 Nothing can be all things to all people. But  
15 if you would give us the opportunity to come  
16 one more time.

17 Sarah, is that okay?

18 MS. McENEANEY: That's okay. The  
19 meeting will be on April the 8th at 7:30 at  
20 Azavea, which is on the 5th floor of 990  
21 Spring Garden. If you don't already receive  
22 CNA E-mails, we will add you from the sign-in  
23 sheet tonight. And if you did not sign in for  
24 some reason, go to Callowhill dot org,

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<p>1 www.Callowhill.org, and sign up to receive our</p> <p>2 mailings. If we haven't be able to capture</p> <p>3 your E-mail, it's hard to let people know</p> <p>4 about these meetings.</p> <p>5 MS. GILINGER: I'd like everyone to be</p> <p>6 as informed as possible before this actually</p> <p>7 comes to you. And remember, you will have the</p> <p>8 opportunity to vote on this. You will have</p> <p>9 the opportunity to vote against this and to</p> <p>10 not have this BID.</p> <p>11 But if it's okay that you'd like to</p> <p>12 come, I would like to present any other</p> <p>13 adjustments that I made, to send things out in</p> <p>14 E-mail in advance and come to the meeting and</p> <p>15 we can talk one more time.</p> <p>16 MR. MORTON: Where do you live?</p> <p>17 MS. GILINGER: I live in Graduate</p> <p>18 Hospital.</p> <p>19 MR. MORTON: In Graduate Hospital?</p> <p>20 Not here?</p> <p>21 MS. GILINGER: I do not live in</p> <p>22 Callowhill neighborhoods, no. I do not live</p> <p>23 in Northern Liberties. I do not live in</p> <p>24 Fishtown.</p>	<p>1 don't live here. That's why I want to come</p> <p>2 talk to you all again.</p> <p>3 MS. EDWARDS: Everybody, please, side</p> <p>4 conversations. Renee is not on trial, her</p> <p>5 personal life, none of that. There's Easter</p> <p>6 candy behind the gentleman with the question,</p> <p>7 so if you're all getting hungry, please help</p> <p>8 yourself.</p> <p>9 I think we have heard a lot of great</p> <p>10 questions, a lot of great comments. I really</p> <p>11 appreciate everyone for coming out. I'm glad</p> <p>12 to see it's a packed house. It shows we're</p> <p>13 all very excited about this. I'm happy to</p> <p>14 stay and chat with you, but not for too long</p> <p>15 because there's a cocktail with my name on it</p> <p>16 somewhere around here.</p> <p>17 So thank you again very much. I'm</p> <p>18 happy to share my contact information and chat</p> <p>19 further.</p> <p>20 MS. GILINGER: Please remember this is</p> <p>21 a framework for your board of local people</p> <p>22 that all have to be from this neighborhood or</p> <p>23 have a business investment in this</p> <p>24 neighborhood to decide exactly what to do with</p>
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<p>1 MR. MORTON: Well, what do you get out</p> <p>2 of this?</p> <p>3 What do you get out of this?</p> <p>4 MS. GILINGER: I'm a BID consultant so</p> <p>5 I like to help folks form nonprofits. This is</p> <p>6 my job. But as I said --</p> <p>7 MR. MORTON: Who is paying for the</p> <p>8 services?</p> <p>9 MS. GILINGER: The invoice was sent to</p> <p>10 the Callowhill Neighborhood Association.</p> <p>11 MS. McENEANEY: The Steering Committee</p> <p>12 of the Callowhill Neighborhood Association.</p> <p>13 We realize the need.</p> <p>14 MR. MORTON: Are you a volunteer?</p> <p>15 MS. GILINGER: As I said, I was</p> <p>16 volunteering for about a year. This was going</p> <p>17 to be a heavy lift right now. And I also have</p> <p>18 a small business I run from my kitchen. It's</p> <p>19 me and the kitchen counter, so it's not a lot</p> <p>20 of money.</p> <p>21 MR. MORTON: Can you understand the</p> <p>22 dynamic? You come from over there to increase</p> <p>23 my taxes.</p> <p>24 MS. GILINGER: I understand that I</p>	<p>1 it. I'm just here to create the tools.</p> <p>2 That's it. Please forgive me for not living</p> <p>3 here.</p> <p>4 * * * * *</p> <p>5</p> <p>6 (Whereupon, the meeting was concluded</p> <p>7 at 7:53 p.m.)</p> <p>8</p> <p>9 * * * * *</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>

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CERTIFICATION

I hereby certify that the proceedings and evidence noted are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter on Wednesday, March 27, 2019, and that this is a correct transcript of the testimony given by the witness of the same.

Susan L. Singlar  
Registered Professional Reporter  
and Notary Public  
My Commission Expires:  
November 20, 2022

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