

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE OF THE WHOLE

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, November 12, 2024
10:25 a.m.

PRESENT:

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

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

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2 COUNCIL PRESIDENT

3 JOHNSON: Good morning, everyone.

4 (Good morning.)

5 COUNCIL PRESIDENT

6 JOHNSON: Good morning, everyone.

7 (Good morning.)

8 COUNCIL PRESIDENT

9 JOHNSON: This is the public
10 Committee of the Whole regarding
11 Bill Nos. 240966, 240967, 240968,
12 240969, 240970, 240971, 240972 and
13 240973. I want to thank all of you
14 for being here today and welcome you
15 to City Council's Committee of the
16 Whole.

17 Mr. Christmas, would you
18 please call the roll and take
19 attendance.

20 THE CLERK: Councilman
21 Squilla.

22 COUNCILMAN SQUILLA:
23 Present.

24 THE CLERK: Council Lady

1 Gauthier. Council Lady Gauthier.
2 COUNCILWOMAN GAUTHIER:
3 Present.
4 THE CLERK: Councilman
5 Jones.
6 COUNCILMAN JONES:
7 Present.
8 THE CLERK: Councilman
9 Young.
10 COUNCILMAN YOUNG:
11 Present.
12 THE CLERK: Councilman
13 Driscoll.
14 COUNCILMAN DRISCOLL:
15 Present.
16 THE CLERK: Council Lady
17 Lozada.
18 COUNCILWOMAN LOZADA:
19 Present.
20 THE CLERK: Council Lady
21 Bass.
22 COUNCILWOMAN BASS:
23 Present.
24 THE CLERK: Councilman

1 Phillips.

2 COUNCILMAN PHILLIPS:

3 Present.

4 THE CLERK: Councilman

5 O'Neill.

6 (No response.)

7 THE CLERK: Council Lady

8 Gilmore Richardson.

9 COUNCILWOMAN GILMORE

10 RICHARDSON: Present.

11 THE CLERK: Councilman

12 Thomas.

13 COUNCILMAN THOMAS:

14 Present.

15 THE CLERK: Councilman

16 Harrity.

17 COUNCILMAN HARRITY:

18 Present.

19 THE CLERK: Council Lady

20 Ahmad.

21 COUNCILWOMAN AHMAD:

22 Present.

23 THE CLERK: Council Lady

24 Landau.

1 COUNCILWOMAN LANDAU:

2 Present.

3 THE CLERK: Council Lady

4 Brooks.

5 COUNCILWOMAN BROOKS:

6 Present.

7 THE CLERK: Councilman

8 O'Rourke.

9 COUNCILMAN O'ROURKE:

10 Present.

11 THE CLERK: Council

12 President Johnson.

13 COUNCIL PRESIDENT

14 JOHNSON: Present. Thank you,

15 Mr. Christmas. A quorum of the

16 Committee is present and this

17 hearing is now called to order.

18 Mr. Christmas, will you
19 please read the titles of the bills.

20 THE CLERK: Bill 240966,

21 to grant the necessary

22 authorizations for the City to help

23 facilitate development,

24 construction, and operation of a new

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

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

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

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

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

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

19 Bill No. 240968,
20 authorizing the revision of lines
21 and grades on a portion of City Plan
22 No. 307 by striking from the City
23 Plan and vacating Filbert Street
24 from 10th Street to 11th Street,

1 under certain terms and conditions.

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

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

20 Bill No. 240971, amending
21 Title 14 of the Philadelphia Code,
22 entitled Zoning and Planning, by
23 amending certain definitions
24 relating to signs; creating an

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

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

18 Bill No. 240973,
19 approving the amendment of a
20 neighborhood improvement district in
21 the area generally bounded by, and
22 including, 11th Street to the West,
23 Filbert Street to the North, 8th
24 Street to the East and Market Street

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

16 COUNCIL PRESIDENT

17 JOHNSON: Thank you.

18 At this time I recognize
19 Councilmember Cindy Bass for a
20 motion.

21 COUNCILWOMAN BASS: Thank
22 you, Mr. President. On October 31st
23 City Council adopted Resolution No.
24 240100, which authorized and

1 directed the Committee on Rules to
2 take all actions required by the
3 Community and Economic Improvement
4 Act with regard to Bill No. 240973,
5 which will remove the site of the
6 proposed Arena from the Gallery
7 Neighborhood Improvement District.

8 Given that all the other
9 Arena legislation is being heard in
10 the Committee of the Whole, I move
11 that this Committee rather than the
12 Committee on Rules hear and act on
13 Bill No. 240973.

14 COUNCIL PRESIDENT

15 JOHNSON: Is it --

16 (Duly seconded.)

17 COUNCIL PRESIDENT

18 JOHNSON: Thank you for the second.
19 It has been moved and properly
20 seconded that Bill No. 240973 be
21 referred to the Committee of the
22 Whole.

23 All those in favor will
24 signify by saying aye.

1 (Aye.)

2 COUNCIL PRESIDENT

3 JOHNSON: Those opposed?

4 (No response.)

5 COUNCIL PRESIDENT

6 JOHNSON: The ayes have it. The
7 motion carries and Bill No. 240973
8 will be referred to the Committee of
9 the Whole. Thank you.

10 Before calling the first
11 witness, I want to offer a few brief
12 remarks. But I also want to ask for
13 everyone in here to please put your
14 cell phone on silent. Also, any
15 sidebar conversations we will ask
16 for you to take it outside of
17 chambers.

18 And also, as it relates
19 to the process for today in terms of
20 rules of engagement, we just ask
21 that while everyone is doing --
22 while the Administration is doing
23 their testimony about the proposed
24 legislation here today, please

1 refrain from any types of oohs and
2 aahs or additional outside
3 commentary. Just want to be clear
4 on that.

5 There will be a time for
6 public comment which will take place
7 next week. I think we have at least
8 between four to six opportunities
9 for individuals to come down and
10 participate and voice their opinion,
11 pro or con, as it relates to the
12 legislation that is proposed in
13 front of us today.

14 Are we clear everyone?

15 Are we clear everyone?

16 (Yes.)

17 COUNCIL PRESIDENT

18 JOHNSON: In the event that that
19 doesn't happen, to my left we have
20 members of the Philadelphia Police
21 Department. Also to my left, we
22 have members from Civil Service as
23 well as the Sheriff's Department.
24 So we want to make sure this is an

1 orderly and very lively and robust
2 discussion. But we'll make sure
3 that everyone who wants to express
4 their issues and concerns regarding
5 this process, next week they will
6 have the opportunity to participate
7 during the public comment period.

8 I want to thank all of
9 you for joining us today as we begin
10 our public hearings on the proposed
11 Arena development project. This
12 hearing marks an important step in
13 our legislative process where we'll
14 consider all aspects of the proposal
15 and potential impact on our city.

16 Our goal is to ensure a
17 transparent, comprehensive and
18 balanced review of the proposal,
19 which includes analyzing how this
20 Arena could contribute to our
21 economy, create jobs in an inclusive
22 and equitable manner and support our
23 local culture and sports.

24 We'll also be examining

1 the concerns raised regarding
2 infrastructure and neighborhood
3 impact to make sure all voices are
4 heard and all questions are
5 answered. As we proceed, I
6 encourage everyone to engage in a
7 respectful, constructive dialogue.

8 This hearing will allow
9 for all voices to be heard so that
10 we can move forward with a
11 comprehensive understanding of the
12 project and its implications. It is
13 also an opportunity to ask
14 questions, seek clarity and provide
15 input so that we as a Council can
16 make an informed decision that
17 reflects the best interests of our
18 community and our city. I want to
19 thank everyone for taking time out
20 of your schedule and being here.

21 And with that being said,
22 I'm going to ask for the Chief
23 Clerk -- my Chief of Staff John
24 Christmas to please call the first

1 witness list.

2 The Chair right now
3 recognizes the author of the
4 legislation, Councilman Mark
5 Squilla, who hails from the great
6 part of South Philadelphia.

7 COUNCILMAN SQUILLA:

8 Thank you. Thank you,
9 Mr. President.

10 Thank you everybody for
11 attending today. It's an important
12 part now that we start the
13 legislative process. We received
14 the draft legislation from the
15 Administration passed on through the
16 Council President's Office and
17 introduced by myself.

18 This gives us all now an
19 opportunity. We've been meeting for
20 a little over two years with a lot
21 of the community stakeholders,
22 listening to the concerns and
23 challenges that this proposal will
24 bring to the city of Philadelphia

1 and the Gallery site, the Fashion
2 District site.

3 We want to make sure that
4 this legislative process is robust,
5 that we have opportunities for all
6 the stakeholders and public to be
7 able to testify and be able to have
8 their opinions heard and have every
9 Councilmember be able to hear those
10 concerns and then look at the
11 legislation to see if any possible
12 changes should be made to the
13 legislation or Community Benefits
14 Agreement as we move forward.

15 So I'm really looking
16 forward to this conversation today,
17 mostly listening, asking questions
18 and really happy to see that all my
19 colleagues are here also to be a
20 part of this to ask questions and to
21 get as much information as possible
22 before a final vote will be taken.
23 So thank you so much and looking
24 forward to the process starting.

1 Thanks.

2 COUNCIL PRESIDENT

3 JOHNSON: Thank you, Councilmember
4 Squilla.

5 Will the Clerk please
6 call the first witness list.

7 THE CLERK: The Mayor's
8 Chief of Staff Tiffany Thurman. And
9 joining her will be City Solicitor
10 Renee Garcia and Deputy Managing
11 Director for Transportation
12 Infrastructure Mike Carroll.

13 (Witnesses approached
14 Witness Table.)

15 COUNCIL PRESIDENT

16 JOHNSON: Thank you very much. Good
17 morning. Thank you for being here
18 today and you can begin your
19 testimony. Good morning, Tiffany.

20 MS. THURMAN: Good
21 morning, Council President Johnson
22 and all members of City Council. My
23 name is Tiffany Thurman, Chief of
24 Staff to Mayor Cherelle Parker. I

1 am here today to testify in support
2 of Bills 240966, 240967, 240968,
3 240969, 240970, 240971, 240972 and
4 240973.

5 These bills reflect what
6 the Parker Administration negotiated
7 with the Sixers for a new Center
8 City Arena and the package of
9 enabling legislation City Council is
10 now considering. I want to thank
11 Councilmember Squilla for
12 introducing the package of bills
13 that are now being heard today on
14 behalf of Council President Johnson.

15 We have submitted written
16 testimony to City Council in advance
17 which includes details of the
18 legislative package under
19 consideration. Joining me today to
20 provide oral testimony are City
21 Solicitor Renee Garcia and Deputy
22 Managing Director for Transportation
23 and Infrastructure Michael Carroll;
24 Finance Director Rob Dubow;

1 Department of Planning and
2 Development Director Jessie
3 Lawrence; Chief Policy Officer
4 Sophie Bryant; and PIDC Executive
5 Vice-President Sam Rhoads along with
6 other leaders and team members from
7 across the Parker Administration.
8 We are here to answer any questions
9 Councilmembers may have. We are
10 grateful to be here and we look
11 forward to engaging in a robust
12 dialogue.

13 In regards to the overall
14 framing, under this deal we both
15 keep our hometown 76ers playing in
16 Philadelphia until at least 2026 and
17 we jumpstart a broader city-led
18 focus on the preservation of
19 Chinatown and revitalization of
20 Market East.

21 The Mayor established the
22 following guiding principles to
23 inform her consideration of the
24 Arena proposal: One, careful

1 stewardship of City resources and a
2 focus on the City's fiscal
3 stability; two, unlocking the long
4 overdue redevelopment of Market
5 East, a historic and critical
6 commercial corridor maximizing the
7 potential citywide impact of such a
8 large-scale development project and
9 ensuring City residents and
10 businesses from groups historically
11 excluded from participation have
12 access to related employment and
13 contracting opportunities.

14 We negotiated a union-
15 supporting agreement, SEIU, UNITE
16 HERE, Building Trades and
17 Carpenters. We also focused on
18 preserving and enhancing Chinatown
19 as our guiding principle, including
20 by responding to long-standing
21 challenges arising over many
22 decades.

23 The agreement satisfies
24 the following principles: First,

1 the Sixers are financing the
2 approximately \$1.3 billion project
3 with no City funds, an approach that
4 is unprecedented from our local
5 sports facilities and rare at a
6 national level. The Arena is
7 projected to generate over \$700
8 million in new tax revenues for the
9 City and School District and nearly
10 \$350 million for the Commonwealth.

11 Second, the Arena will
12 unlock long-needed redevelopment on
13 Market East, attracting investment,
14 generating jobs and yielding new tax
15 revenue. Third, the arena will
16 create over 1,000 construction and
17 operations jobs and is paired with a
18 historic Economic Opportunity Plan
19 to ensure employment and contracting
20 opportunities both during
21 construction and operations,
22 benefits individuals and businesses
23 reflective of the community
24 at-large. And these jobs will be

1 covered by the 21st century Minimum
2 Wage Act, and many of the
3 construction operational jobs will
4 be covered by the existing
5 prevailing wage ordinance.

6 We support -- also, I
7 want to make sure that we get on the
8 record we support expanding
9 prevailing wage to concession
10 workers and the Administration is
11 committed to making that happen,
12 Council President Johnson. The \$50
13 million Community Benefits Agreement
14 will support nearby communities and
15 make citywide investments in
16 education and economic opportunity.

17 Finally and crucially,
18 the CBA investments will galvanize
19 resources aimed at ensuring
20 Chinatown's ongoing vitality and
21 strengthening this treasured
22 cultural community. With regard to
23 City finances, this agreement
24 prioritizes careful stewardship of

1 City resources and focus on the
2 City's fiscal stability and growth.

3 Unlike prior deals with
4 our sports facilities, our sports
5 venues, there are no City funds
6 being invested in the Arena and no
7 related debt service. Based on an
8 independent assessment by CSL, a
9 nationally respected firm with
10 expertise in arenas, arena
11 construction and the forecasted 53
12 annual net new events during the 30
13 year-based lease term should
14 generate over \$700 million in new
15 tax revenues for both the City and
16 the School District and \$349 million
17 in new tax revenues for the
18 Commonwealth all in current dollars.

19 THE CLERK: Ms. Tiffany
20 -- Ms. Thurman?

21 MS. THURMAN: Yes.

22 THE CLERK: A thousand
23 pardons for interrupting you. I
24 just want to announce that we do

1 have translation services available
2 for anyone in the audience who would
3 needs it. The lady is seated over
4 here in the corner translating this
5 hearing and testimony in Mandarin
6 and Cantonese. And if you are in
7 need of those services, you can get
8 a headset and hear it in realtime,
9 what is being the testimony.

10 A thousand pardons,
11 Ms. Thurman. Please continue.

12 MS. THURMAN: And I'll
13 ensure I go slower so that it can be
14 accurately and properly translated.
15 These are relatively conservative
16 estimates. CSL only considered the
17 additional in-Arena revenue from net
18 new events based on their actual
19 experience with comparable
20 facilities.

21 CSL did not include
22 indirect or induced impacts based on
23 the economic multipliers. The
24 Sixers will make an average PILOT

1 U&O payment of \$6 million a year
2 over 30 years. Putting that amount
3 in context, it is significantly
4 greater than the \$1 million that is
5 paid currently by the Fashion
6 District and bus terminal sites.

7 It exceeds the estimated
8 \$3.5 million tax bill that will be
9 paid at Wells Fargo Center if taxed
10 at the current assessment rate, and
11 it equals the combined value of the
12 \$2 million a year PILOT from the
13 Eagles, the \$1 million a year from
14 the Phillies and the \$2 million a
15 year from Comcast Spectacor.

16 Let me turn now to Market
17 East. Building on anchor
18 destinations stretched from Old City
19 and Independence Mall to Chinatown
20 and City Hall, we have the
21 opportunity to reimagine Market East
22 to suit our modern-day needs. We
23 can diversify uses along the
24 corridor, adding retail, residential

1 and commercial and boost pedestrian
2 activity, attracting residents,
3 local workers and tourists alike.

4 The development potential
5 before us is significantly driven by
6 the Sixers assembling key parcels on
7 the 900 and 1,000 blocks of Market
8 East. The Sixers redevelopment
9 plans for those blocks include 960
10 residential units; 85,250 square
11 feet of retail space and 300 parking
12 spaces.

13 Based on analysis by the
14 City, its consultants and the
15 Sixers, we project 312 million --
16 312.7 million in new City and School
17 District tax revenue and 195.5
18 million in new Commonwealth tax
19 revenue on a current dollar basis
20 over construction and 20 years of
21 operations just from redevelopment.

22 The Sixers overall
23 investment, including the Arena and
24 this other development in

1 combination with proactive and
2 collaborative master planning, will
3 be catalytic spurring the
4 redevelopment of other vacant or
5 underutilized properties along
6 Market East.

7 I'll turn it now over to
8 our City Solicitor Renee Garcia to
9 discuss how the agreement expands
10 access to opportunity.

11 CITY SOLICITOR GARCIA:

12 Good morning, Council President and
13 esteemed members. I am Renee
14 Garcia, your City Solicitor. The
15 Economic Opportunity Plan, the EOP,
16 and the Community Benefits
17 Agreement, the CBA, ensure that the
18 positive impact of this project
19 reaches all corners of the city, and
20 especially those residents and
21 businesses historically shut out
22 from participation in large-scale
23 development projects.

24 In negotiating this EOP,

1 we were squarely focused on the fact
2 that ambitious participation goals
3 are often set and never reached. To
4 ensure that this EOP would be
5 successful, we consulted with
6 subject matter experts in the
7 Department of Commerce's Office of
8 Economic Opportunity, OEO, the
9 Capital Program Office, the Law
10 Department, the Airport and PIDC to
11 identify gaps in those prior EOPs.

12 We are confident that
13 this EOP will deliver results with
14 its focus on both the numeric
15 participation goals it sets and the
16 terms and conditions it includes to
17 enable the City to track and enforce
18 compliance across the construction
19 period and during the Arena's
20 ongoing operations.

21 The EOP goals for a
22 diverse workforce by which we mean
23 minority, women and disabled
24 employees and diverse contractors

1 meet and exceed those for prior
2 local arenas and stadiums. Notably,
3 this EOP includes goals for local,
4 by which we mean city residents,
5 workforce participation for the
6 operations phase, something that has
7 not been included in all prior local
8 arena and stadium EOPs.

9 To set goals in the four
10 main phases of development,
11 construction workforce, construction
12 contracting, operations workforce
13 and operation contracting and
14 concessions, we consulted with key
15 experts, OEO, the Building Trades,
16 the Sixers and others to understand
17 current availability.

18 We negotiated an
19 appropriate target range based on
20 current availability plus expected
21 increases in availability created by
22 new workforce and contractor
23 diversity initiatives that would be
24 supported by the CBA's investments.

1 This EOP especially differs from
2 prior ones by, number one, requiring
3 ongoing reporting and monitoring by
4 the Oversight Committee to continue
5 after construction and through the
6 Arena operations. Number two,
7 obligating the Sixers to report to
8 the Oversight Committee on a
9 quarterly basis during the decades-
10 long operations period and file
11 annual reports, which will be
12 publicly available.

13 Three, mandating that the
14 Oversight Committee meeting minutes
15 and annual reports from the Sixers
16 be made public and posted on the
17 City's website empowering the tool
18 of transparency. Four, setting
19 forth a more detailed and expansive
20 list of what counts as best and good
21 faith efforts. And five, making any
22 future Arena alterations,
23 expansions, renovations or
24 improvements costing over \$1 million

1 or taking more than 30 days subject
2 to the EOP requirements.

3 With the EOP setting
4 baseline goals for utilization and
5 providing support to exceed these
6 goals, we ensure our local workforce
7 and small and diverse businesses are
8 ready to respond to increased
9 demand.

10 Turning to the CBA, in
11 current dollars the \$50 million is
12 larger than those for any prior
13 local arena or stadium.
14 Importantly, the CBA payments are
15 front-loaded with 60 percent of the
16 total being spent down in the first
17 10 years. The citywide investments
18 and economic opportunity, which
19 exceed \$12 million include City
20 College for Municipal Employment,
21 \$4.5 million going to support for
22 education training workforce
23 development and business
24 development, including relating to

1 employment and contracting
2 opportunities that will come from
3 the Arena, ancillary development and
4 ongoing business activity in
5 adjacent communities.

6 Number two, business
7 readiness programs, \$3.75 million.
8 Assistance and support for
9 businesses to prepare them for work
10 associated with the Arena and
11 ancillary development, which will be
12 led by the Diverse Chambers
13 Coalition of Philadelphia. Number
14 three, Power Up Your Business \$2
15 million. Funding to support
16 businesses and aspiring
17 entrepreneurs participating in the
18 Power Up Your Business program at
19 the Community College of
20 Philadelphia. Program offerings
21 will demonstrate cultural competency
22 and be accessible to participants
23 with limited English proficiency.

24 Next, the Business

1 Barrier Fund, \$1 million, seed
2 funding for pooled resources to
3 assist small businesses with
4 obtaining insurance bonding, paying
5 fees, et cetera, that are needed to
6 access work associated with the
7 Arena and adjacent development, a
8 combination of direct financial
9 assistance and technical assistance.

10 And lastly, internships
11 \$1 million internship and employment
12 onboarding opportunities for high
13 school and college students from
14 disadvantaged communities and local
15 HBCUs, for example, Cheyney and
16 Lincoln Universities, for front-of-
17 house and back-of-house roles with
18 the Sixers and in-Arena operations.

19 Our work together over
20 the coming years is to ensure that
21 the participant pool for these
22 programs continues to diversify.
23 Working together and in
24 collaboration with trusted community

1 partners, we can realize the goal of
2 expanding access to economic
3 opportunities for all.

4 My colleague Mike Carroll
5 will now discuss key aspects of the
6 Arena services and event management.

7 MR. CARROLL: Good
8 morning, Council President and
9 members of Council. My name is Mike
10 Carroll. I'm the Deputy Managing
11 Director for the Office of
12 Transportation and Infrastructure
13 Systems. The Parker Administration
14 fully understands the importance of
15 a robust and credible strategy to
16 manage the impacts of events.

17 Analysis of the community
18 impact and the independent traffic
19 and parking reports, reinforced by
20 experience at the South Philadelphia
21 sports stadium complex, demonstrate
22 that active engagement before,
23 during and after Arena events is
24 crucial to efficient operations of

1 the Arena and effective management
2 of impacts to the community.

3 Experience likewise
4 indicates that a combination of
5 capital improvements, communications
6 and flexible operational responses
7 are required to manage impacts as
8 they arise. Effective management of
9 event impacts includes the following
10 elements:

11 With respect to planning,
12 the Sixers will be obligated to
13 create an event management and
14 security plan both under the
15 sublease and through the permitting
16 process required by PennDOT. For
17 coordination event response, the
18 Sixers will be obligated to
19 participate in regularly scheduled
20 meetings of the Arena committee that
21 will be formed and chaired by the
22 City and will include SEPTA and
23 other key stakeholders. These
24 meetings will provide for planning

1 in advance of events and analysis of
2 events after they have occurred to
3 allow for course correction.

4 In the construction
5 phase, the Sixers cannot commence
6 work until required demolition
7 foundation and/or building permits
8 are issued. In each case, noise and
9 air quality are an element of the
10 City's review. Additionally, any
11 street closures require City
12 approval and the City will
13 coordinate with the Sixers to
14 minimize disruptions to vehicular
15 and pedestrian access to neighboring
16 businesses.

17 The Sixers will be
18 obligated to provide their schedule
19 of events, including Sixers games,
20 as soon as the schedule is announced
21 by the NBA. Other events which are
22 not part of the NBA will also be
23 required to be communicated with
24 plenty of events notice. This will

1 allow the committee to plan for
2 confluences with events at the
3 Convention Center, the Reading
4 Terminal Market and street closures
5 associated with cultural and other
6 festivals.

7 The Sixers have agreed to
8 fund clean-up after events through
9 the Center City District as well
10 through the Community Benefits
11 Agreement. In addition, the City in
12 Philadelphia may identify additional
13 cleaning services in partnership
14 with the Sixers and will contemplate
15 the activity of an Arena District to
16 supplement these roles.

17 With respect to parking,
18 the City has determined through its
19 independent analysis that there is
20 sufficient parking supply to support
21 Sixers games and other events. The
22 Sixers will be required to secure at
23 least 1,000 spaces and a previously
24 announced partnership with the

1 Parkway Corporation and the use of
2 existing technology to manage
3 traffic and provide wayfinding for
4 folks who are looking for parking.

5 On the subject of traffic
6 and pedestrian control and safety,
7 the event management and security
8 plan will identify capital
9 improvements and operational
10 efficiencies to be implemented in
11 partnership with the City and
12 PennDOT. The Philadelphia Police
13 Department and SEPTA will work with
14 the Sixers to identify appropriate
15 levels of officer deployment
16 pursuant to that plan.

17 Communication tools that
18 minimize congestion include the use
19 of navigational software such as
20 Waze as well as static and variable
21 message signs along highway routes
22 and other approaches. Mobile phone
23 applications will be incorporated
24 along with information provided

1 through websites and social and
2 traditional media.

3 With respect to public
4 transit, the City's reports indicate
5 that a 40 percent share of public
6 transit usage for peak event times
7 is achievable and it is required for
8 the efficient functioning of the
9 street network. Various means will
10 be deployed and updated as required
11 to encourage ridership including,
12 but not limited to, a subsidy
13 identified in the agreement for
14 public transit use and promotion of
15 public transit use through media and
16 other campaigns.

17 And now, I'll turn it
18 back to Chief of Staff Tiffany.

19 MS. THURMAN: Mayor
20 Parker is committed to ensuring
21 Chinatown's continued vitality and
22 position as a treasured cultural
23 community for long-term residents,
24 new residents and visitors from near

1 and far. On the south side of
2 Market Street, Washington West
3 preserves the history of our
4 country's founders and the City's
5 thriving and iconic Gayborhood.

6 The Administration is
7 committed to addressing significant
8 pre-existing challenges, including
9 around cultural and community
10 preservation, small business
11 durability, residential and
12 commercial affordability, traffic
13 and parking, safety and cleanliness.
14 We will leverage the CBA
15 investments, a total of \$21.6
16 million for Chinatown and adjacent
17 communities, including over \$14
18 million, to support a new Arena
19 Services District and \$1 million for
20 long overdue master planning
21 processes to launch a comprehensive
22 city-led commitment to Chinatown and
23 Market East.

24 The core components of

1 this commitment were directly
2 informed by community residents and
3 stakeholders. Not surprisingly,
4 similar themes emerged across these
5 conversations, concerns around
6 housing affordability, small
7 business durability, traffic and
8 parking, safety and cleanliness and
9 most significantly, preservation of
10 community and cultural community.

11 While most of these long-
12 standing challenges that have
13 developed over decades, the prospect
14 of such a significant construction
15 project as the Arena brings them
16 into sharp relief. The time to
17 respond to these challenges in a
18 holistic and strategic way is now.

19 To that end, we have
20 already identified investments, new
21 programs and policy responses
22 related to the following areas:
23 Small business support, traffic and
24 parking, housing, public safety,

1 cleaning and greening, cultural
2 preservation and community vitality.

3 In close, coordination
4 with Councilmember Squilla -- in
5 coordination with Councilmember
6 Squilla, we intend to work in
7 partnership with local residents and
8 stakeholders to further develop and
9 implement a long-term vision to
10 support and enhance the community.

11 We understand the stakes for
12 Chinatown and Washington West
13 residents, businesses and visitors
14 and take seriously the
15 responsibility to ensure that the
16 Arena project does not negatively
17 impact the community.

18 We look forward to
19 partnering with you, Council
20 President Johnson, Councilmember
21 Squilla and all members of City
22 Council in finalizing this agreement
23 which we think offers significant
24 benefits for the City and its

1 residents. Thank you for the
2 opportunity to testify. We look
3 forward to answering any questions
4 you may have.

5 COUNCIL PRESIDENT

6 JOHNSON: Thank you very much,
7 Tiffany. I just have a couple brief
8 questions during the first round and
9 then I'll turn it over to my members
10 during the first round.

11 And to members, we'll be
12 doing a clock as well so we can make
13 this a very, very robust dialogue
14 and discussion as we go throughout
15 this day.

16 I just want to go back to
17 the EOP. Ms. Garcia, you mentioned
18 that this EOP is different than
19 other EOPs that we've implemented
20 here in the city of Philadelphia in
21 the past. So give me an idea of
22 who's going to sit on the EOP
23 Enforcement Board -- Oversight Board
24 to how will this EOP be enforced,

1 and then also what are the actual
2 goals, the percentages that's the
3 target for this particular EOP?

4 CITY SOLICITOR GARCIA:

5 Thank you, Council President. I am
6 going to call up my colleague Nicole
7 Stokes who is the expert in this
8 area.

9 (Witness approached
10 Witness table.)

11 MS. STOKES: Good evening
12 or good morning, right. Happy
13 Tuesday, everybody.

14 COUNCIL PRESIDENT
15 JOHNSON: And, Nicole, could you
16 just do something for the record?
17 For those who may not know, explain
18 what the EOP is for the wider public
19 please.

20 MS. STOKES: Okay. So my
21 name is Nicole Stokes. I'm an
22 attorney within the Law Department.
23 An Economic Opportunity Plan is a
24 plan put on projects geared to

1 receiving participation from
2 minority businesses, women
3 businesses, disabled businesses and
4 workers.

5 And so, the point of the
6 EOP is to obtain participation so
7 that we can have an effective way in
8 our community to benefit from the
9 agreement as well.

10 COUNCIL PRESIDENT

11 JOHNSON: Thank you.

12 MS. STOKES: I believe
13 the first question was who would be
14 involved on the Oversight Committee.
15 The members of the committee would
16 include a C-Suite representative
17 from the 76ers, one representative
18 also selected by the 76ers, a
19 representative of the Office of
20 Economic Opportunity or its
21 successor agency, a representative
22 of the City's Labor Standards Unit,
23 a representative of the City's Law
24 Department, a City Council

1 representative appointed by the City
2 Council President, a representative
3 from the local community appointed
4 by the City Council President, a
5 representative of the Building and
6 Construction Trades Council
7 appointed by the Mayor and a
8 representative appointed by the
9 Mayor who shall serve as the Chair
10 of the committee.

11 COUNCIL PRESIDENT

12 JOHNSON: And what is the actual
13 target goals for this EOP?

14 MS. STOKES: There have
15 been goals set in various or
16 numerous different categories that
17 range from construction to
18 operations.

19 COUNCIL PRESIDENT

20 JOHNSON: Just the actual numbers.

21 MS. STOKES: Okay. So
22 for skilled laborers, the workforce
23 diversity goals are 37 to 42
24 percent, made up of 30 percent

1 minority, 5 to 10 percent women, 2
2 percent disabled and 30 percent
3 local workforce. The goals for
4 skilled -- general laborers would be
5 made up of 40 percent, minority 5 to
6 10 percent women, 2 percent disabled
7 and 30 percent local.

8 The goals for labor
9 apprentice and pre-apprentice would
10 be 50 percent minority, 7 percent
11 women, 2 percent disabled and 50
12 percent local workforce. There have
13 also been goals set in contracting
14 construction. Contracting diversity
15 goals will be 37 to 52 percent made
16 up of 25 to 35 percent minority
17 business enterprises, 10 to 15
18 percent women business enterprises
19 and 2 percent disabled business
20 enterprises.

21 There have also been
22 goals set in professional services.
23 Contracting diversity for
24 professional services is made up of

1 20 to 30 percent MBE, 10 to 15
2 percent WBE, 2 percent DSBE which
3 would be disabled business workers.
4 The contracting for furniture,
5 fixtures and equipment that would go
6 within the Arena would be made up of
7 20 to 30 percent minority business
8 enterprises, 10 to 15 percent women
9 business enterprises, 2 percent
10 disabled business enterprises.

11 There have also been
12 goals set for ongoing operations for
13 hourly employees. The workforce
14 diversity goals are 60 percent, made
15 up of 38 percent minority
16 business -- I'm sorry, minority
17 employees, 20 percent women, 2
18 percent disabled, 75 percent local
19 workforce. For management
20 employees, that would be made up of
21 30 percent minority, 15 percent
22 women, 2 percent disabled and 40
23 percent local workforce.

24 For salaried employees,

1 that would be made up of 30 percent
2 minority, 15 percent women, 2
3 percent disabled and 40 percent
4 local workforce. We have also set
5 goals for intern opportunities that
6 would be made up of 40 percent
7 minority, 15 percent women, 2
8 percent disabled, 50 percent local
9 workers.

10 There have also been
11 goals set for general contracting
12 such as janitorial, security, AV,
13 IT, waste management, landscaping
14 and snow removal. For that
15 category, it's made up of 20 to 30
16 percent MBE, 10 to 15 percent WBE, 2
17 percent disabled. For concessions
18 which includes ownership,
19 contracting and labor for
20 concessionaires within the Arena,
21 the goal is made up of 30 to 40
22 percent MBE, 20 percent WBE and 2
23 percent DSBE.

24 COUNCIL PRESIDENT

1 JOHNSON: Thank you. And what were
2 the metrics that were used to
3 actually come up with the actual
4 goals for the various categories
5 that you just mentioned?

6 MS. STOKES: We relied on
7 industry experts as well as past
8 studies. We've relied on the Office
9 of Economic Opportunity. The Sixers
10 did their own independent study and
11 agreed that this would also be
12 something that they could
13 accomplish. And so, all together we
14 came up with the goals.

15 COUNCIL PRESIDENT
16 JOHNSON: Okay, cool. And I just
17 had another question: This
18 particular -- the committee that was
19 put together, it's different from
20 other committees that we've used in
21 the past in terms of monitoring
22 EOPs?

23 MS. STOKES: I'm sorry.
24 Can you repeat the question?

1 COUNCIL PRESIDENT

2 JOHNSON: So the Oversight Committee
3 that we're creating right now for
4 the Sixers project is different than
5 what we already have been doing in
6 the past in terms of EOP plans?

7 MS. STOKES: Yes, in
8 terms of make-up as well. We picked
9 key -- we studied with industry
10 experts, identified the lack of
11 involvement from certain past EOPs
12 and we specifically targeted the
13 list that I mentioned earlier to
14 make sure that all the key players
15 are included so that the EOP can be
16 effective.

17 COUNCIL PRESIDENT

18 JOHNSON: So would this be a model
19 moving forward irregardless of the
20 size of the actual development
21 project in terms of making sure it's
22 diverse and inclusive and everybody
23 has a seat at the table?

24 MS. STOKES: Yes, we

1 expect so.

2 COUNCIL PRESIDENT

3 JOHNSON: Okay. All right. How are
4 we addressing the issue of good
5 faith and best faith efforts, right?
6 Often times you put out an RFP for
7 contractors to come and do work and
8 from my understanding sometimes
9 folks will call back, we can't find
10 anyone to do this type of work and
11 therefore you really don't have the
12 opportunity to gauge those numbers.
13 How are we being proactive to
14 address the enforcement around that
15 aspect?

16 MS. STOKES: Within the
17 EOP there are numerous specified
18 actions that constitute an EOP,
19 constitute a good faith effort.
20 That is specific to this EOP. It's
21 more inclusive and detailed than it
22 has been in the past. As a result,
23 there are specific actions that
24 apply in this EOP that may not have

1 been enumerated. And so, the Sixers
2 are expected to go through these
3 specific efforts that are enumerated
4 within the agreement, but it's also
5 specific that it's including, but
6 also not limited to, these efforts.

7 It's important to note
8 that there's also reporting, more
9 frequent reporting that's been
10 covered in this EOP despite last
11 EOPs. And as a result, there should
12 be in a way a realtime update more
13 frequently of what's going on and
14 what efforts are being made to
15 obtain the inclusion.

16 COUNCIL PRESIDENT

17 JOHNSON: Thank you.

18 CITY SOLICITOR GARCIA:

19 If I may, Council President, because
20 I see Councilmembers flipping, if
21 you have the EOP in front of you,
22 it's Pages 12 to 13. There are 16
23 different categories that -- oh, now
24 everybody is flipping -- which

1 require the production of even
2 attendance logs, right. There are
3 communications that are required.
4 Policies of non-discrimination and
5 hiring, agreements, invoices. So it
6 is quite comprehensive.

7 And this is not even
8 everything, right. This is just a
9 sampling of what could be provided
10 that the Oversight Committee will be
11 looking at.

12 COUNCIL PRESIDENT

13 JOHNSON: Okay.

14 MS. THURMAN: And as my
15 colleague Nicole mentioned, we
16 looked at past EOPs as well and we
17 wanted to ensure that we're not here
18 30 years from now like what can we
19 learn from the last deals that were
20 struck 30 years ago and how can we
21 ensure that we have more Black and
22 Brown businesses at the table.

23 So to your point, we're
24 not scrambling, right, so that we

1 create a real pipeline for real
2 opportunities. That's what we
3 wanted to make sure. And so, that's
4 where that Oversight Committee comes
5 in. And as you --

6 COUNCIL PRESIDENT

7 JOHNSON: The --

8 MS. THURMAN: May I make
9 one more point, sir?

10 COUNCIL PRESIDENT

11 JOHNSON: Yes.

12 MS. THURMAN: Just as you
13 all know, our Administration led by
14 our Mayor, Mayor Parker, we do not
15 lack the political will for
16 enforcement.

17 COUNCIL PRESIDENT

18 JOHNSON: Thank you.

19 The Chair recognizes
20 Councilmember Gilmore Richardson.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Council President, I
23 apologize for this. It's just a
24 point of clarification. I was

1 thumbing through to make sure I had
2 this here relative to the --

3 COUNCIL PRESIDENT

4 JOHNSON: Can you speak in your mic?

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Okay. Can you hear me?

7 COUNCIL PRESIDENT

8 JOHNSON: (Nodded affirmatively).

9 COUNCILWOMAN GILMORE

10 RICHARDSON: Okay. Thank you. This
11 is just a point of clarification
12 regarding your question, Council
13 President, so please don't take this
14 away from my time.

15 But my question is
16 regarding the frequency of the
17 checking. I think you spoke to that
18 in the testimony, the frequency of
19 how you all will monitor onsite the
20 EOP goals both for the construction
21 jobs and for the other professional
22 services goals. What is the actual
23 frequency? I just wanted to --

24 CITY SOLICITOR GARCIA:

1 So for the first period there's
2 monthly reporting and then there's
3 quarterly and annual. But when the
4 Oversight Committee convenes, they
5 will set the cadence how often they
6 are going to meet as they're
7 receiving all this information
8 because it's going to be a lot of
9 information.

10 So my vision is in 2025
11 this Oversight Committee comes in
12 and they will work through the
13 governance of how often they are
14 meeting and looking through
15 information.

16 COUNCILWOMAN GILMORE

17 RICHARDSON: Okay. Thank you --

18 MS. STOKES: For more
19 speci --

20 COUNCILWOMAN GILMORE

21 RICHARDSON: Thank you. I'm going
22 to reserve because that was just a
23 point of clarification.

24 Thank you, Council

1 President.

2 COUNCIL PRESIDENT

3 JOHNSON: No problem, Majority

4 Leader. Your time will be

5 definitely --

6 MS. STOKES: For more

7 specifics --

8 COUNCIL PRESIDENT

9 JOHNSON: -- conserved.

10 MS. STOKES: Excuse me.

11 COUNCIL PRESIDENT

12 JOHNSON: Go ahead, Nicole.

13 MS. STOKES: For more

14 specifics, we've decided that by the

15 30th day of each month during design

16 and construction period, the

17 developer 76 DevCo shall provide a

18 report to the committee that

19 documents the status and

20 participation of M/W/DSBE

21 contractors and subcontractors,

22 which will include the name of each

23 company, the trade, the specialty,

24 et cetera. They will also have to

1 report the status of participation
2 for minority, women, disabled, and
3 local employment on the project.

4 By the 30th day of the
5 following of each quarter, they are
6 also required to do ongoing
7 operations and they should provide a
8 report to the committee. And then
9 further, annually they agreed to
10 file annual reporting with OEO and
11 City Council concerning the
12 performance of the EOP through the
13 duration of the project.

14 COUNCIL PRESIDENT

15 JOHNSON: Thank you.

16 Is there -- I know you're
17 talking about internships, and I
18 just want to go on the record, I
19 know I mentioned this briefly,
20 Tiffany, but talk to me about the
21 CBA and support for apprenticeship
22 programs and pre-apprenticeship
23 programs rather from the Sixers or
24 the Administration to make sure

1 again -- and my line of questioning
2 is just making sure that in the
3 event that this proposal does move
4 forward, right, we're making sure
5 the workforce reflects the city of
6 Philadelphia.

7 We want to make sure that
8 those who have the professional
9 services opportunities represent the
10 city of Philadelphia. And so, when
11 we talk about particularly in the
12 construction industry and making
13 sure it's diverse and it's
14 inclusive, is there support for
15 apprenticeship programs and
16 pre-apprenticeship programs to make
17 sure young people in general have an
18 opportunity to participate in this
19 particular project?

20 MS. THURMAN: Council
21 President, we have not been here
22 long. We've only been here for at
23 my calculation about 11 months. But
24 in this 11 months that we've been

1 here from day 1 up until now we've
2 talked about an economic-
3 opportunity-for-all agenda, and
4 inclusive in that agenda includes
5 workforce development. That's
6 indicative also of our budget
7 address that we wrote out and the
8 budget that Councilmembers, that you
9 all passed for FY25.

10 So we're absolutely
11 committed to workforce development.
12 We're absolutely committed to
13 pre-apprenticeship and career
14 technical education. You see that
15 commitment in the work that we do
16 day-in and day-out in our current
17 Administration and it's also
18 indicative and clear in this deal
19 that we've reached.

20 COUNCIL PRESIDENT

21 JOHNSON: Is it in the CBA,
22 apprenticeship program?

23 MS. THURMAN: Yes, sir,
24 it is. You can look at the

1 allocation that we have through our
2 CCME, which stands for a City
3 College for Municipal Employment.
4 We will continue to work through
5 those details in close coordination
6 with Council.

7 COUNCIL PRESIDENT

8 JOHNSON: When we talk about the
9 internships for the young people,
10 where are these internships going to
11 take place, with the Sixers, the
12 City?

13 MS. THURMAN: A
14 combination of all of the above. We
15 want to make sure that we look
16 differently at internship programs,
17 not just opportunities where folks
18 in high school and college can come
19 in and have a feel-good experience,
20 but we're creating a real pipeline
21 to real employment. That's also
22 evident in our EEO -- I'm sorry, in
23 the EOP that we struck.

24 So what Nicole talked

1 about in terms of management
2 trainees, creating a real pipeline
3 to ensure that people don't just
4 have a one-time experience, but that
5 they get real on-the-job experience
6 for roles in management, so that
7 internship program creates a
8 pipeline well into the management
9 training.

10 And that's something that
11 we fought for. That's something
12 that we said that was
13 non-negotiable. That was part of
14 our guiding principles when we sat
15 at the table with the Sixers.

16 COUNCIL PRESIDENT
17 JOHNSON: Okay. That's what's up.
18 I'm going to wrap up my line of
19 questioning, but I do have a
20 question for Mr. Michael Carroll.

21 Mike, the transportation
22 study foresees gridlock in Center
23 City if it exceeds more than 41
24 percent. It says 41 percent of game

1 attendees if they drive there will
2 be some level of gridlock. But give
3 me an idea of -- some folks think
4 that the traffic will have an impact
5 on the Jefferson Trauma Center,
6 right.

7 Give me an idea, Mike
8 regarding, in the event that the
9 Arena does move forward, I know
10 you've done extensive work around
11 traffic studies, that in the event
12 that there's an emergency, people
13 that's going to and from Jefferson
14 Trauma Center will still be okay.

15 MR. CARROLL: Yeah. So
16 our independent analysis confirms
17 what you're saying, that the access
18 to the trauma center will be okay,
19 and I'll get into a little bit of
20 detail about that. But I also want
21 to add that Jefferson took a look at
22 this as well and their CEO concurs
23 that there won't be significant
24 impacts to the --

1 COUNCIL PRESIDENT

2 JOHNSON: So for the record,
3 Jefferson Hospital's CEO said that
4 there will not be a significant
5 impact on the Jefferson Trauma
6 Center and people getting access to
7 and from this trauma center,
8 correct?

9 MR. CARROLL: That's
10 correct.

11 COUNCIL PRESIDENT

12 JOHNSON: For the record?

13 MR. CARROLL: That's
14 correct for the record.

15 COUNCIL PRESIDENT

16 JOHNSON: Okay. Just want to make
17 sure we get that out there.

18 MR. CARROLL: All I can
19 add is that when you look at the
20 potential impacts, they're spread
21 around. They're not concentrated
22 around any access points or access
23 routes to the emergency room in
24 general where we see potential

1 impacts that are coming from an
2 east, west perspective, not a north,
3 south.

4 And the 10th Street
5 corridor which will be affected as
6 pedestrians come and go from the
7 arena will be reserved for emergency
8 access. So, in fact, there will be
9 police there that will help any
10 emergency vehicles that need to come
11 down that corridor get there
12 probably even faster than they would
13 under normal conditions.

14 COUNCIL PRESIDENT
15 JOHNSON: Okay. And last question:
16 Some think that in the event that
17 this project moves forward that the
18 Sixers should be responsible or the
19 City should be responsible for
20 upgrading the SEPTA station at that
21 particular site. What is the
22 Administration's perspective on or
23 position on --

24 MR. CARROLL: That's not

1 something the Administration will
2 contemplate.

3 COUNCIL PRESIDENT

4 JOHNSON: Okay. Is it your thought
5 that if it's not the Administration
6 of the City, it should be the Sixers
7 that should be responsible for
8 upgrading SEPTA transit?

9 MR. CARROLL: That
10 responsibility is going to be the
11 subject of conversations between
12 SEPTA and the Sixers. We certainly
13 want to support them reaching an
14 agreement. And so, to the extent
15 that we can provide any information
16 or help them talk that through we're
17 happy to do so. But they need to
18 reach agreement about how they do
19 that.

20 COUNCIL PRESIDENT

21 JOHNSON: Okay. Thank you very
22 much.

23 The Chair recognizes
24 Councilmember Jones.

1 COUNCILMAN JONES: Thank
2 you, Mr. President.

3 And thank you for your
4 testimony. I have four questions,
5 one has already been answered. I
6 occupied that space dealing with
7 affirmative action and, that is, a
8 robust plan and action of option.
9 Stuff happens, you need to be able
10 to respond to it. But I appreciate
11 the initial architecture of that
12 plan.

13 The other questions that
14 I have are threefold and you may not
15 be able to answer them all now, but
16 I expect an answer by the conclusion
17 of these testimonies: Number one,
18 to drill down on what President
19 Johnson talked about, I need to know
20 the SEPTA plan on how people that
21 want to enjoy that Sixers stadium
22 would get to and from their events
23 from where they're coming to that
24 station safely. I need to drill

1 down to say is there going to be a
2 Sixers party train?

3 You said that the traffic
4 was coming east and west. How are
5 you compensating for that by way of
6 ridership, train availability and
7 the like?

8 MR. CARROLL: So --

9 COUNCILMAN JONES: Pause,
10 pause, pause. Second part of my
11 question is for more the Commerce
12 Department. It is known that Macy's
13 may not renew their lease. And
14 between Macy's and the site of that
15 stadium, we're looking at 30 to 40
16 percent abandonment, lack of
17 occupancy. What is the economic
18 plan for developing that?

19 I heard parts of it that
20 there might be in the Community
21 Benefits Agreement loan funds,
22 whatever, but I want to hear about
23 the recruitment and the theme of
24 that recruitment. Is it a Philly

1 experience, a taste of Philly
2 experience, Philly businesses? What
3 is the plan to put businesses and
4 the percentage of businesses that
5 would be local?

6 Number three, what is the
7 security plan for that corridor
8 during those times of games and
9 events? During the last election,
10 people highlighted nationally some
11 of the challenges that we had in
12 that area and downtown. And one
13 nondescript-elected politician
14 described us as Gotham.

15 How do we change that so
16 that suburbanites that want to enjoy
17 the festivities that we plan are
18 going to feel comfortable about
19 that? So those are my three
20 questions. And now, you can begin
21 answering.

22 MR. CARROLL: Okay. I'm
23 going to take on the first one and
24 I'm going to just --

1 COUNCIL PRESIDENT

2 JOHNSON: Excuse me, Mike Carroll.

3 Just for the record, I
4 just want to let members know you
5 will have three minutes, so to get
6 straight to your question and then
7 let them get an opportunity to
8 respond.

9 MR. CARROLL: Okay. I'm
10 going to take on the first one and
11 then I will defer on the second one.
12 So the SEPTA plan really depends a
13 lot on what SEPTA is working on, so
14 we are in communication with them.
15 To put it as succinctly as possible,
16 the question comes down to is the
17 service available.

18 So that means that SEPTA
19 has to plan for trains, not special
20 trains, but train service which is
21 available when the Arena events let
22 out, so that's around 10:00 p.m.,
23 past 10:00 p.m. So the matter at
24 hand is that we expect folks are

1 going to find there's plenty of
2 capacity on the Market-Frankford
3 Line so that's the east, west.
4 There's going to be plenty of
5 capacity on the Broad Street Line
6 which is within the City's
7 boundaries to get you north, south.

8 But when folks are coming
9 from the suburbs, we need to make
10 sure that that Regional Rail
11 capacity is there. And so, that's
12 what SEPTA is working on, making
13 sure that they have capacity for
14 folks going to and from the suburbs
15 to attend events, and that's where
16 most of the work is going to be
17 focused. So we're supportive of
18 that work.

19 We can make sure that on
20 the street the access to the
21 concourses is dealt with, all the
22 Headhouses are available, they're
23 free and clear. Our police will be
24 involved in that. Event staff will

1 be involved in that. But once
2 people get to the platform, they
3 need a train to get on in order to
4 get out of Philadelphia out to the
5 suburbs, and that's one of the keys
6 here.

7 COUNCILMAN JONES: I'm
8 going to need a little more detail
9 as to the safety component of that
10 when people are let out of those
11 events. People come -- everybody
12 should be safe on SEPTA. People
13 coming off of second shift at night
14 want to feel like they can get to my
15 District, 60th and Market safely.

16 In particular, people
17 that aren't very urban that are
18 going back to the suburbs I need to
19 know a little more in-depth how
20 we're going to deal with both safety
21 and the perception of safety.

22 MS. THURMAN: Absolutely.
23 Right now and since the beginning of
24 this Administration we have met

1 regularly and we will continue to
2 meet regularly. Through our Office
3 of Public Safety, our Director Adam
4 Geer and with Commissioner Bethel,
5 our Police Commissioner, they work
6 very closely around safety and
7 perceptions of safety with their
8 counterparts at SEPTA. That will
9 continue to happen as we continue to
10 have discussions around what's going
11 to happen not just down at Market
12 East for what's happening down there
13 through this deal but citywide.

14 So absolutely, that is an
15 ongoing priority and those are
16 ongoing meetings that we're having
17 and that accountability is key. So
18 absolutely, Councilmember.

19 COUNCILMAN JONES: So to
20 your discretion, Mr. President,
21 would you like me to defer on
22 Questions 2 and 3 to allow for
23 (inaudible) or can I proceed?

24 COUNCIL PRESIDENT

1 JOHNSON: I would like for Questions
2 2 and 3 to be answered.

3 MS. THURMAN: So with
4 regards to Macy's and the
5 development that's happening in and
6 around that parcel, I'd like to call
7 up Jessie Lawrence, our Director of
8 Planning and Development.

9 (Witness approached
10 Witness table.)

11 MR. LAWRENCE: Good
12 morning, everybody.

13 COUNCILMAN JONES: Good
14 morning.

15 MR. LAWRENCE: So my name
16 is Jessie Lawrence. I'm the
17 Director of Planning and
18 Development. Essentially what we're
19 setting the stage for is a Market
20 East Master Plan. The master plan
21 will look at how we will guide
22 growth, how we want to grow in the
23 anticipation of development. It
24 will look at ways that we leverage

1 the existing opportunities for
2 development, those that are past,
3 present and future.

4 That master plan will
5 really be intentional on not just
6 the growth but all the things that
7 support quality-of-life issues
8 looking at how we can be intentional
9 about development, improving safety.
10 One of the biggest things in quality
11 of life along the corridor is
12 vacancy.

13 In our observation about
14 a third -- excuse me, a quarter of
15 retail storefronts from City Hall
16 down to the Independence Mall they
17 are vacant. If you go south to
18 Chestnut Street, a third of those
19 storefronts are vacant. So we're
20 looking at ways to make sure it'll
21 be, you know, it'll look at ways to
22 look at how vacant properties,
23 vacant sites, those that are, you
24 know, structures that are vacant,

1 lots --

2 COUNCIL PRESIDENT

3 JOHNSON: Can I get a point of
4 information. To follow on what my
5 colleague is getting at as well, so
6 there's a thought that in the event
7 this arena is built in Center City,
8 it would spur development along that
9 corridor. Can you elaborate around
10 that particular theory that if this
11 arena is built it will revitalize
12 East Market Street? Can you
13 elaborate on that please?

14 MR. LAWRENCE: So East
15 Market Street is essentially a main
16 street that once was and it is not
17 right now. And adding the elements
18 of what's being presented here as
19 another anchor to leverage the
20 existing anchors that have been
21 pitched over time, the thought is
22 that it would spur development. It
23 would be a catalyst for that
24 development.

1 The vibrancy that would
2 return by way of jobs, tax revenue,
3 attractiveness for the most part.
4 The Arena itself presents a proposal
5 on both sides of Market Street, but
6 the thought is to not depend on just
7 the Arena. There's a qualitative
8 aspect, but there's also a
9 quantitative aspect.

10 And we can make the
11 corridor attractive by assembling
12 these parcels and jumpstarting the
13 development along the corridor, but
14 we can't bring other people to
15 develop those key vacant parcels
16 until we insert something. There
17 have been some attempts to do that
18 over time. Unfortunately, we got
19 hit with COVID which really kind of
20 stalled it.

21 I know that there's a
22 sense of diversifying those uses.
23 We are looking at the addition of
24 just retail, and also residential

1 office space could be something on
2 the potential on the horizon, but
3 that would be responsive to whatever
4 the market is right now.

5 COUNCILMAN JONES: So --
6 I mean, thank you, Mr. President for
7 that.

8 I want to know in that
9 theme how much emphasis will be
10 given to Philly, a taste of Philly,
11 Philly-based businesses that might
12 be successful in other parts of
13 Philadelphia being attracted to that
14 corridor to benefit from that
15 corridor?

16 When we went to Chicago
17 most recently, when you go out of
18 your hotel to maybe to go to a
19 sporting event, you don't want to go
20 to Five and Below. You want to
21 experience something that represents
22 our city. How are we focusing in on
23 that opportunity?

24 MR. LAWRENCE: So there's

1 a thought that we would be looking
2 into an Arena Services District.
3 And part of that requires us working
4 with small businesses that are in
5 the immediate area. We'll be
6 looking to support the programs that
7 would be in collaboration with some
8 very key community-based partners
9 and that conversation will be had
10 about how to incorporate the local
11 aspects into whatever we do as far
12 as potential retail and uses within
13 the arena as well.

14 Does somebody want to add
15 to that?

16 COUNCIL PRESIDENT

17 JOHNSON: Did you get your last
18 question answered, Councilman Jones?

19 COUNCILMAN JONES: No,
20 not yet, security.

21 MR. CARROLL: So --

22 COUNCIL PRESIDENT

23 JOHNSON: And I just want to add one
24 part on security, and I'm just being

1 fair because we're going to ask
2 questions on both sides. But the
3 CBA does cover a significant amount
4 of security cameras and lighting for
5 that immediate area. I know because
6 we reviewed this information with
7 the District Councilmember but also
8 was proposed from the
9 Administration. So do you want to
10 elaborate on it?

11 MR. CARROLL: Yeah,
12 that's a big part of the answer.
13 And in fact, we are starting to plan
14 out the configuration of the
15 deployment of more cameras,
16 significantly more cameras, a
17 broader area of coverage, so in
18 particular getting feedback from
19 neighbors in Chinatown, Washington
20 West, others where we really don't
21 have significant deployment for that
22 purpose. That will be in place.

23 We do have LED lighting
24 in most of this area, but we have

1 the opportunity to upgrade that
2 lighting with potentially more
3 fixtures. But also, one of the
4 benefits of the LED lighting that
5 we're putting in place citywide is
6 we can actually control remotely how
7 bright it is. We can manage that
8 remotely. We can manage it, you
9 know, push a button. But we can
10 also make sure that the lights are
11 maintained in a state of good repair
12 so that there aren't these dark
13 spots that occur with the
14 old-fashioned lights that we
15 replace. So we've got a good
16 strategy on that front.

17 I will say with respect
18 to the security, people's
19 perceptions thereof of the SEPTA
20 system, I think we are on the right
21 track and it's certainly going to be
22 a challenge for people to extend
23 beyond the post-pandemic world that
24 we're seeing in front of us now to

1 2030, '31, '32, but the trends are
2 moving in the right direction.

3 So, for example, just the
4 one measure I think speaks to it is
5 the ridership levels on SEPTA. And
6 if you go back to the winter of
7 2021, we were about 40 percent.
8 Most recently looking at the
9 information we have, we crossed 70
10 percent. So my expectation is by
11 2027, 2028 we're kind of back to
12 what things were like in 2019.

13 There's a lot of work as
14 the Mayor's Chief of Staff said to
15 coordinate with our police, our
16 Office of Public Safety, SEPTA
17 police which is staffing up to get a
18 handle on what's going on the system
19 and make sure we're very responsive
20 to the feedback we get from riders,
21 from people who live and work around
22 the SEPTA system, and I think we're
23 on the right track.

24 COUNCILMAN JONES: I just

1 would end with, Mr. President, I
2 don't want to create an environment
3 along this corridor that makes
4 people want to clutch their pearls.
5 I do want there to be an environment
6 where people feel safe, and
7 sometimes you don't do that by
8 overdoing the boots on the ground
9 but it's more subtle, cameras and
10 other kinds of deployment of police.
11 But we only get one chance --

12 MR. CARROLL: Absolutely.

13 COUNCILMAN JONES: -- to
14 make a first impression.

15 MR. CARROLL: Absolutely.

16 COUNCILMAN JONES: And
17 that is going to be nationally
18 looked at. So I'm looking for as we
19 go forward, Mr. President, a little
20 more detail in each of those plans
21 so that we can evaluate it and give
22 feedback.

23 MR. CARROLL: We'll work
24 with you to get that. Thank you.

1 COUNCILMAN JONES: Thank
2 you.

3 Thank you, Mr. President.

4 COUNCIL PRESIDENT

5 JOHNSON: Thank you, Member Jones.

6 The Chair recognizes
7 Councilmember Jamie Gauthier --
8 point of information. Chair
9 recognizes Councilmember Squilla.

10 COUNCILMAN SQUILLA:

11 Yeah. Thank you, Mr. President.

12 Also too as part of the
13 CBA, I know that there was a public
14 safety headquarters being proposed
15 on Market Street. That would
16 include incorporating a location
17 that would coordinate between the
18 police, SEPTA, PATCO and Jefferson,
19 right, and that was going to be also
20 within a -- to really go and work on
21 a five- or six-block area
22 surrounding that location?

23 MR. CARROLL: Yeah,
24 that's absolutely right. And on

1 event day that's going to be a
2 crucial element to making sure we
3 reach that standard you're setting,
4 Councilmember.

5 COUNCIL PRESIDENT

6 JOHNSON: I do have a question
7 though regarding public safety. So
8 I'm from South Philly, right. And
9 in South Philly down in the Stadium
10 District area the police patrol the
11 whole neighborhood during every
12 game, right. And that was part of a
13 deal that took place when the
14 stadium was first built, that that
15 neighborhood is pretty much -- I'm
16 not even going to say protected
17 because you still have unrulies that
18 leave the games and still do a lot
19 of things in neighborhoods and we
20 get the phone calls about it.

21 But for the most part you
22 have police officers, I guess,
23 through a contract with the City
24 that governs that area on games.

1 Will it be something similar when it
2 comes to the games downtown --

3 MS. THURMAN: Yeah --

4 COUNCIL PRESIDENT

5 JOHNSON: -- since the Sixers may
6 move downtown?

7 MS. THURMAN: Yeah, we
8 have a very present and active
9 police force and that won't change.
10 That will continue. Their presence
11 will be felt. And to Councilmember
12 Jones' point, the perception of
13 safety is very important as well as
14 the reality of safety. So
15 absolutely.

16 COUNCIL PRESIDENT

17 JOHNSON: Thank you very much.

18 Councilmember Jamie
19 /Gauthier/, Gauthier.

20 COUNCILWOMAN GAUTHIER:

21 Thank you, Council President.

22 And thanks so much to the
23 Administration for being here today.
24 My first questions are about SEPTA.

1 I know that I don't need to remind
2 anyone in this chamber how much
3 everyone in the city relies on SEPTA
4 to get around. We know that SEPTA
5 has been struggling financially for
6 a while so asking them to absorb any
7 cost, whether construction or
8 operational, to subsidize the Sixers
9 Arena hurts the entire city. If
10 SEPTA's financial stability is not
11 explicitly addressed in the
12 legislation, we should not vote for
13 the Arena.

14 So with that, my first
15 question is around construction
16 cost. My understanding is that the
17 initial cost for renovations to
18 Jefferson Station because of the
19 Arena construction would be or could
20 be as high as \$30 million. These
21 costs include lost revenue and
22 changes to the station, including
23 removing and reinstalling an HVAC
24 system that was very recently

1 renovated.

2 Will we have the exact
3 cost estimates for renovation before
4 this legislative body takes a final
5 vote?

6 MS. THURMAN: So we know
7 that in working with SEPTA and
8 meeting with SEPTA that they are
9 currently doing a financial analysis
10 and that those numbers are
11 forthcoming. They have not been
12 finalized yet. And so, absolutely
13 as those numbers are finalized I I
14 know that SEPTA will share that.

15 And in terms of our
16 Administration understanding the
17 importance of SEPTA and the
18 importance that it plays to even the
19 vitality and the in-person work that
20 we are calling our staff, our
21 Administration to do, we have
22 demonstrated in the FY25 budget that
23 we support SEPTA. Rob Dubow --

24 COUNCILWOMAN GAUTHIER: I

1 want to get --

2 MS. THURMAN: -- our
3 Director of Finance, will speak to
4 that. But absolutely, those numbers
5 will be shared with you as they're
6 shared with us.

7 Rob.

8 COUNCILWOMAN GAUTHIER:
9 The explicit question is will we
10 have the exact cost estimates for
11 the SEPTA renovation, which could be
12 as much as \$30 million before this
13 legislative body takes a vote on the
14 Arena package?

15 MS. THURMAN: As soon as
16 we receive those numbers, you all
17 will receive those numbers, if you
18 don't receive them at the same time
19 that we receive them. We have not
20 received them yet so we are waiting
21 for that.

22 COUNCILWOMAN GAUTHIER:
23 Whose --

24 MS. THURMAN: Those

1 numbers are not finalized. But I
2 know -- I'm sorry, Councilmember
3 Gauthier. I know that our Director
4 of Finance, if that's okay, wanted
5 to speak to the financial aspect of
6 SEPTA.

7 COUNCILWOMAN GAUTHIER:

8 Sure.

9 MS. THURMAN: Thank you.

10 MR. DUBOW: So in our
11 proposed budget we put in an amount
12 that would equal the match required
13 for the proposal that the Governor
14 put forward in his proposed budget.

15 COUNCILWOMAN GAUTHIER:

16 Yes.

17 MR. DUBOW: That meant
18 increasing our contribution of 109
19 million to 133 million, so a \$24
20 million increase. As you know, the
21 state didn't adopt what the Governor
22 proposed. They adopted about a
23 third of what they would have gotten
24 under the Governor's proposal.

1 We maintained that higher
2 amount in our budget and Council
3 approved that higher amount, so
4 together we kept that 133 million in
5 the budget which meant that we put
6 in much more than our match
7 requirement. It's kind of a way of
8 showing how important SEPTA was to
9 us.

10 CITY SOLICITOR GARCIA: I
11 just want to -- Councilmember, I
12 just want to add that the Sixers are
13 on the hook for all the construction
14 and infrastructure costs for the
15 subway station. What I believe the
16 contention is now is the increased
17 service costs running trains late at
18 night. And I'm sure SEPTA will
19 speak to that tomorrow when
20 they're -- but per the deal, they
21 have to pay for all the construction
22 infrastructure.

23 COUNCILWOMAN GAUTHIER:
24 Why is that not explicitly laid out

1 in the legislation?

2 CITY SOLICITOR GARCIA:

3 It is in the term sheet. I don't
4 have all of the -- that is something
5 in the term sheet and in the
6 sublease agreement. And I'll find
7 you the exact provision in the term
8 sheet, so it was not necessary to
9 put in the legislation. I know
10 there will be lots of questions
11 tomorrow about the service and
12 operations aspect to it.

13 COUNCILWOMAN GAUTHIER:

14 Can I get a follow-up question on
15 record quickly?

16 COUNCIL PRESIDENT

17 JOHNSON: (Gestured affirmatively).

18 COUNCILWOMAN GAUTHIER:

19 My understanding is that 76 DevCo
20 traffic estimates are based on a 40
21 percent ridership rate among fans
22 which has already been mentioned.
23 Currently Regional Rail evening
24 service at Jefferson Station runs

1 every one to two hours. The only
2 chance we have to get to 40 percent
3 ridership would require Regional
4 Rail to run every 15 to 30 minutes
5 after games.

6 This would produce a
7 shortfall for SEPTA according to
8 them of \$20 million to \$25 million
9 per year net of ticket sales
10 revenue. Who will pay for these
11 costs and where does the legislation
12 specify this?

13 MR. CARROLL: So I think
14 as was mentioned before the City
15 feels confident that we have done
16 our part in terms of oversubsidizing
17 SEPTA's operating budget and in
18 terms of setting aside the
19 \$3 million in the Community Benefits
20 Agreement which can further
21 subsidize transit fares.

22 So we encourage SEPTA and
23 the Sixers to try and reach an
24 agreement. We recognize the fact

1 that that service needs to be there.
2 And that goes to my previous
3 comments, we can't have people ride
4 trains that don't exist, so we fully
5 acknowledge that there is a need to
6 add service in order for us to meet
7 those goals, but we're in a role of
8 supporting conversations between
9 other entities to reach that
10 agreement.

11 COUNCILWOMAN GAUTHIER:
12 Do you think it's important for us
13 to have answers to these questions
14 around significant costs before we
15 vote on the Arena package or do you
16 think it could just kind of be like
17 an unknown?

18 MR. CARROLL: Well, I
19 think it's not just a question of
20 legislation. It's a question of the
21 Highway Occupancy Permit that
22 PennDOT is going to require the
23 Sixers. It's a question of the
24 lease agreement itself. And so,

1 these are questions that we have an
2 opinion and we can share the
3 opinion, but we can't force either
4 the Sixers or SEPTA to reach an
5 agreement. There's details that
6 need to be worked out.

7 I think it was mentioned
8 before we don't have all the details
9 right now from SEPTA. So as we get
10 information, we may be able to
11 clarify that response but that's
12 where we stand right now.

13 COUNCILWOMAN GAUTHIER:

14 Thank you so much, Council
15 President.

16 COUNCIL PRESIDENT

17 JOHNSON: Thank you very much.

18 The Chair recognizes
19 Councilmember Isaiah Thomas.

20 COUNCILMAN THOMAS: Good
21 morning, Council President. Good
22 morning to the listening public.

23 Thank you all for being a
24 part of this robust conversation.

1 I'm sure you all know where I'm
2 going to go with this. So my first
3 question is really more of a
4 concern. If we are allowing the
5 Sixers hypothetically speaking to
6 have an arena, which this proposal
7 is presenting, why is it that we're
8 not mandating for the Sixers, the
9 entity, the actual company itself, I
10 don't know if it's an LLC or
11 whatever type of entity it is, why
12 would that entity not have to
13 relocate back to the city of
14 Philadelphia by the time the arena
15 is built in 2031?

16 MS. THURMAN:
17 Councilmember, if that is something
18 that you would like to request or
19 ask or require of the Sixers, we
20 will not stand in the way of that.

21 COUNCILMAN THOMAS: So,
22 Council President, I do want to go
23 on the record that I think that it
24 would be a good idea that if this

1 proposal is granted, right, and I'm
2 thinking about the tax revenue for
3 the City of Philadelphia, currently
4 right now the entity, the Sixers
5 entity is a New Jersey-based
6 company, and I will definitely put
7 this on the record tomorrow.

8 If we do agree to give
9 them an arena, I think part of the
10 deal should be that the company
11 itself be headquartered in the city
12 of Philadelphia so we're not just
13 getting that wage tax 41 days a
14 year. We're getting it 365 days a
15 year. Now, you can practice
16 anywhere you want, right. I'm a
17 basketball guy. I get it. You can
18 practice anywhere you want. I don't
19 care where you practice. I care
20 where you clock in at 9:00 a.m. So
21 I wanted to put that on the record
22 first and foremost.

23 Secondly, the Mayor
24 talked and the Mayor's team talked a

1 lot about this being a phenomenal
2 deal for Black businesses. At some
3 point throughout the course of this
4 hearing today, because I don't want
5 you to take all of my time talking
6 about it, but can you give us more
7 details about how Black businesses
8 will benefit from this deal.

9 Specifically listening to
10 some of the agreements that I
11 listened to Council President
12 communicate, Councilmember Jones
13 communicate, and us not having all
14 of the details to be able to make
15 that mandatory. Now, I'm not
16 talking about the construction side.
17 The construction side is only one
18 part of it.

19 I'm going to push the 20
20 percent number on professional jobs,
21 right. I heard the 20 percent
22 number which relates to architects
23 and professional jobs. I want to
24 push that number to be even higher

1 than 20 percent. But at some point
2 throughout the course of our
3 conversation today, can you make
4 sure that you elaborate specifically
5 on how Black businesses will benefit
6 from the building of the Arena?

7 Once the Arena is already
8 built, not the construction jobs,
9 the professional jobs that's in the
10 Arena, the opportunity for people to
11 own businesses and have storefronts
12 and things of that capacity, so
13 please talk about that at some point
14 before we leave today.

15 The next thing, I want to
16 thank Councilmember Jamie Gauthier
17 for talking about the traffic and
18 SEPTA thing. I think she's
19 absolutely right. That was one of
20 my questions. We kind of need a
21 little more detail on that before we
22 take the vote.

23 I understand you're
24 saying that it's between the Sixers

1 and SEPTA, but the general public
2 don't look at it that way. They
3 just see us all as government. So
4 the reality is that for us it would
5 be very beneficial to have that
6 information before we take this vote
7 so we understand any type of
8 unintended or ill-advised
9 consequences that could present
10 itself, especially since I just
11 think it was today or maybe
12 yesterday SEPTA announced like a 20
13 percent increase in their fare. So
14 we do need to know details on that.

15 As I close out, Council
16 President, because I heard the
17 buzzer, what I do want you to talk
18 about on the record right now is
19 Chinatown. So every Thursday I sit
20 here and I'm so close to public
21 comment. Chinatown has said that
22 they have not had an opportunity to
23 meet with the Mayor to talk about
24 this issue robustly.

1 Can you please for the
2 record give us information, detailed
3 information on all of the meetings
4 you've had with the Chinatown
5 community, and also please talk to
6 us about why there's only \$1.6
7 million in the grant to assist
8 businesses impacted by construction
9 when I believe when we did I-95, I
10 believe that two-week process or so
11 cost us about \$5 million that we
12 spent on business disruption. So if
13 we did 5 million for about two
14 weeks, help us understand how 1.6
15 million is going to last 10 years?

16 MS. THURMAN: So the
17 first I'd like to do is to ask John
18 Mondlak, our Chief of Staff for
19 Planning and Development, to come up
20 and talk about the meetings that
21 we've had. As he's coming up, let
22 me be very clear. We have had
23 ongoing stakeholder engagement
24 meetings with members representing

1 Chinatown, Market East, most
2 recently Wash West Civic
3 Association. There is ongoing
4 engagement and conversations that
5 we'll continue to have.

6 But I unequivocally or I
7 want to be very clear. We have had
8 meetings. We'll continue to have
9 meetings. We are an open-door
10 Administration --

11 COUNCILMAN THOMAS: So,
12 Council Pres --

13 MS. THURMAN: -- so to
14 that end, if I may --

15 COUNCILMAN THOMAS: Yeah,
16 I want to hear about -- I want to be
17 very clear. I'm not accusing the
18 Mayor or the Admin of anything. I'm
19 not saying you guys have or have not
20 had meetings. So I apologize if my
21 tone is one that suggests that you
22 have or have not done something.

23 I'm just letting you know
24 that every Thursday we're here it is

1 communicated on a consistent basis
2 that people are being ignored and
3 their voice is not being heard. So
4 I think it's important that you put
5 the information on the record who
6 have we met with, what have the
7 conversations consisted of, who was
8 present. I think that is something
9 that's really important.

10 And before I close out,
11 please just explain to me the 1.6
12 million number because that number
13 doesn't make sense to me.

14 MS. THURMAN: Absolutely.
15 So as I shared, we've had ongoing
16 meetings and engagement with all
17 stakeholders throughout the City,
18 including those representing
19 Chinatown. There are a number of
20 Chinatown stakeholders and
21 organizations, groups that are both
22 for and against this deal. We
23 recognize that. We've opened our
24 door and had those meetings.

1 John Mondlak, our Chief
2 of Staff for Planning and
3 Development, will go through a list
4 of all of those meetings and the
5 engagement. And then we'll go in
6 and answer your additional
7 questions.

8 MR. MONDLAK: Thank you,
9 Councilman. My name is John
10 Mondlak. I'm Chief of Staff to
11 Department of Planning and
12 Development. And I'm going to just
13 summarize the meetings that have
14 taken place in the last year or so
15 with the members of Chinatown as far
16 as actual participants. I'll have
17 to follow up with names if that's
18 what interests you.

19 But essentially, we met
20 monthly with the No Arena Coalition,
21 and again we can provide some names
22 starting back over a year ago. The
23 dates would have been -- and again,
24 not every single month, but there's

1 about 10 meetings. I think we had
2 to miss a couple because of
3 scheduling. But we met June 1,
4 2023; June 2, 2023; July 14, 2023;
5 September 8, 2023; October 13, 2023;
6 January 26, 2024; February 16, 2024;
7 March 8, 2024; May 10, 2024; June
8 14, 2024. In those meetings -- I'm
9 sorry.

10 COUNCIL PRESIDENT

11 JOHNSON: I just want to do a point
12 of information as well, and again,
13 we're just doing transparency. I
14 see Sam Rhoads there and I --
15 represent PIDC. When we first
16 started this process, you talked
17 about the Chinatown Coalition being
18 a part of the actual initial
19 planning of the actual study, what
20 went into the study. So you may
21 want to also provide the
22 Councilmember also additional
23 information after John Mondlak.

24 MR. MONDLAK: I could

1 even add that in and if Sam wants to
2 add more, that's fine. So in those
3 meetings were again the No Chinatown
4 Coalition. It was senior folks at
5 the Department of Planning and
6 Development along with PIDC. Early
7 in the meeting we shared the scope
8 of work and the RFP responses to all
9 of the studies. And we took their
10 input into our selection of who we
11 selected and we also modified the
12 scope of the community impact to
13 accommodate some of their requests.

14 We couldn't accommodate
15 all of their requests, but we did
16 modify the scope to incorporate some
17 of their requests. So that was
18 initially -- the rest of the
19 meetings throughout the year focused
20 on status of the impact studies,
21 lots of questions about process, how
22 this would unfold when it came into
23 the public process, what commissions
24 and boards it would go to, what is

1 the procedure, what is the process,
2 so there was a lot of fact-finding
3 questions that we answered.

4 And there was also a fair
5 amount of lobbying because they made
6 their position very well-known that
7 they were opposed to this. At the
8 time we were gathering information
9 doing the studies to try to inform a
10 decision, so we had nothing to say
11 to that. But we entertained again
12 the conversation around why they
13 thought it would be adversely
14 affecting Chinatown.

15 COUNCILMAN THOMAS: So I
16 think more details about those
17 meetings would really be important
18 and helpful for us, because again
19 that's not the information that's
20 communicated on Thursdays in Council
21 session. So we would definitely
22 want to see who was there, maybe how
23 many people you may have been able
24 to persuade to be with you, like did

1 that happen and things of that

2 capacity --

3 MR. MONDLAK: We were not
4 trying to persuade anybody.

5 COUNCILMAN THOMAS: Okay.
6 Got you. That's amazing. So I know
7 my time is up --

8 MR. MONDLAK: We had not
9 made a position clear at that point.
10 We didn't have a position. It was
11 really just an information exchange.
12 They had a position for sure. We
13 did not have a position.

14 COUNCILMAN THOMAS: Thank
15 you. That's extremely helpful. My
16 last question was the 1.6 million
17 for business disruption. I was just
18 wondering where did that number come
19 from. And if we were to approve
20 this project, how can we assure that
21 that's the right amount of money
22 when we spent like 5 million on
23 business disruption on I-95?

24 MR. MONDLAK: I wasn't

1 done with the meetings.

2 COUNCILMAN THOMAS: Well,
3 I'm out of time and the Council
4 President has to move on. I'm sure
5 that there's been a lot of
6 information --

7 MR. MONDLAK: Okay.
8 Because there's quite a bit.

9 COUNCILMAN THOMAS: --
10 but what we're asking for is the
11 members of City Council to get a
12 summary of the meetings.

13 MR. MONDLAK: Understood.

14 COUNCILMAN THOMAS: What
15 was taking place during those
16 meetings because, again, that's not
17 the information that's communicated
18 to us. So if you could just help us
19 with a brief synopsis of that stuff.
20 I think you giving those dates that
21 you did in that timeline was
22 extremely important and that was
23 something that I was not aware of.
24 So if you can give us a brief

1 summary similar to the other
2 information, that would be helpful
3 because I don't want to monopolize
4 the time.

5 I do think the 1.6
6 million is important. And at some
7 point I have to pass it to one of my
8 colleagues. So if I can just get an
9 answer to why we did 1.6 million for
10 business disruption, I can save my
11 line of questioning for the second
12 round.

13 MR. MONDLAK: Okay. I
14 just want to make clear that there
15 are many more dates that I'm going
16 to have to --

17 COUNCILMAN THOMAS: I'm
18 sure there are and we would like to
19 have -- maybe, Council President, do
20 you want them to put the rest of the
21 dates on the record? I'm just
22 trying not to monopolize too much
23 time.

24 MR. MONDLAK: No, it's

1 fine. I just want to make clear
2 that that's --

3 COUNCIL PRESIDENT

4 JOHNSON: It would be more prudent
5 that you just provide --

6 MR. MONDLAK: Understood.

7 COUNCIL PRESIDENT

8 JOHNSON: -- the Chair and members
9 of the Committee of the Whole the
10 actual documents detailing your
11 actual meetings.

12 COUNCILMAN THOMAS: Thank
13 you for that.

14 MS. THURMAN: We are very
15 happy to do that.

16 Regarding the Black and
17 Brown businesses -- thank you,
18 John -- we'll bring up Nicole.

19 MS. STOKES: Okay.

20 Regarding Black and Brown
21 businesses, first I would like to
22 note that within this plan minority
23 is defined as a person who is
24 African American, has origins in any

1 of the Black racial groups in
2 Africa; Hispanic Americans, a person
3 of Spanish or Portuguese culture
4 within the origins of Mexico, South
5 or Central America; the Caribbean
6 islands regardless of race; Asian
7 American having origin in the Far
8 East, Southeast Asia and Indian; and
9 then also the subcontinent or the
10 Pacific Islands or Native American
11 having origins in the original
12 peoples of North America. So that
13 is what's incorporated into minority
14 in this plan.

15 To your point, it's
16 important to note that the EOP plan
17 contemplates businesses such as
18 janitorial and building cleaning,
19 security, audio-visual production,
20 IT services, snow removal,
21 landscaping, waste management, food
22 and beverage operations and other
23 building operations and management
24 services.

1 Furthermore, it
2 contemplates concessions within this
3 agreement. Concessions is defined
4 as the sale of products or the
5 rendition of services for
6 consideration on or using the
7 Arena --

8 COUNCILMAN THOMAS: Can I
9 interrupt because that's not what
10 I'm talking about.

11 MS. STOKES: Okay.

12 COUNCILMAN THOMAS: But I
13 don't have the amount of time right
14 now because my time is up. If I can
15 move on, I just really need you to
16 answer the question about the \$1.6
17 million for the Business Disruption
18 Fund. I really need to understand
19 why do we think that \$1.6 million is
20 enough when we spent \$5 million on
21 I-95.

22 We're going to dance
23 around Black businesses. That's
24 going to be a long dance. But the

1 Business Disruption Fund, if I can
2 get that answer then I can submit my
3 time and come back for the second
4 round. Why do we think \$1.6 million
5 is enough if we're looking at almost
6 a decade of construction when we
7 spent \$5 million on a couple weeks?

8 MS. BRYANT: Thank you,
9 Councilmember Thomas. Sophie
10 Bryant, Chief Policy Officer.

11 COUNCILMAN THOMAS: How
12 are you, Sophie? Good seeing you.

13 MS. BRYANT: I'm doing
14 well. Good to see you as well. So
15 the math and the rationale behind
16 this, the average amount that
17 Commerce Department uses for
18 business disruption is around
19 \$20,000. So we calculated 40
20 businesses immediately proximate to
21 the Arena and had a dollar amount of
22 \$20,000 per business times four
23 years, which is the anticipated
24 construction period. And then we

1 did divide that in two. And I think
2 our thought process there is we
3 would leverage that \$1.6 million and
4 bring additional investment in.

5 I think an important
6 thing to note here is the I-95
7 example sort of like seismic and
8 massive with full closures of
9 streets, I think as Mike Carroll has
10 mentioned and can go into more
11 detail about, we're not planning on
12 full street closures here. So I
13 think the thought is less
14 disruptive.

15 But to your specific
16 question about why that amount,
17 based on what Commerce Department
18 sort of estimates for similar kinds
19 of efforts around large scale
20 construction projects.

21 COUNCILMAN THOMAS: So do
22 you anticipate if that number isn't
23 enough getting revenue from either
24 us on the City side or support from

1 our state partners?

2 MS. BRYANT: Or

3 philanthropy. I think this is a

4 case where sort of the Mayor's

5 Office of Strategic Partnerships

6 could come into great practice. I

7 think there's a lot of attention and

8 focus on the Arena so it is an

9 opportunity to rally the civic

10 community, the philanthropic

11 community, the business community to

12 help support businesses that might

13 be impacted.

14 COUNCILMAN THOMAS: Sorry

15 for cutting so many people off, but

16 my time is so short. Please don't

17 take it as disrespect or anything

18 like that. I'm just trying to get a

19 lot on the record.

20 Council President, thank

21 you, sir. I would definitely want

22 to tee up for a second round because

23 a lot of that was abbreviated that I

24 wanted to put on the record.

1 COUNCIL PRESIDENT

2 JOHNSON: Absolutely.

3 The Chair recognizes

4 Deputy Whip Cindy Bass.

5 COUNCILWOMAN BASS: Thank
6 you, Mr. President.

7 Just a couple of
8 questions, and actually a lot of the
9 questions I was going to ask have
10 been asked already, but there are
11 some things I'd like to go over just
12 for clarity sake. Just talking
13 about what Councilman Isaiah Thomas
14 just mentioned around the support,
15 the supports for existing businesses
16 and the \$1.6 million.

17 And so, doing a little
18 research and actually being around
19 for a minute and recognizing that
20 when we did the work -- I was a
21 congressional staffer when we did
22 the work on the Market-Frankford El
23 line and the amount of dollars that
24 were allocated to those businesses,

1 many of whom ended up going out of
2 business anyway but this pales in
3 comparison. So we're talking about
4 a one-time \$1.6 million investment
5 versus when that project was
6 happening, it was over -- I forget
7 exactly how long, but let's say
8 roughly like six to seven years or
9 so.

10 And the amount that was
11 spent on those businesses was
12 \$2 million and \$3 million per year.
13 And so, this number at \$20,000 per
14 business for 40 businesses, per
15 business, is really just not a
16 reasonable amount of funding in my
17 opinion to make sure that we're able
18 to keep these businesses afloat.

19 The other thing around
20 the amount of traffic in the area,
21 and I know you said that you didn't
22 expect that it would be the same as
23 95 in terms of street closures, I
24 think it'll be the same, if not

1 worse because you'll have gridlock,
2 you'll have difficulty parking.
3 People may not feel comfortable
4 trying to find a parking space, walk
5 all the way back to Chinatown and so
6 forth.

7 So there is going to be
8 significant disruption. So I just
9 want us to figure out how do we
10 revisit that 1.6 number because it's
11 not adequate. So that's my first
12 question.

13 Another question that I
14 had was around, Madam Chief of
15 Staff, your statement about notice
16 required to the City that once the
17 schedule comes out then the Sixers
18 will be required to provide a
19 schedule to the City or actually
20 they would -- yeah, they would be
21 required.

22 But the question I have
23 on the other side is for Sixers or
24 whether there's concerts or

1 whatever, even though the
2 notification is required is there
3 also a corresponding approval
4 required by the City for those
5 activities? So the City, do they
6 just tell us what they're going to
7 do or do we have a say?

8 Listen, if you want to
9 get a block party permit, you got to
10 get approval from the City. And so,
11 are we going to have some sort of
12 say in terms of what actually is
13 going to be happening and on what
14 days and does that conflict with
15 Wawa Welcome America or Made in
16 America or some other major activity
17 that we have? So what will the City
18 say in those manners? And then I
19 had some other questions related to
20 SEPTA, but I'll come back to those.

21 MS. THURMAN: So I'll
22 turn it to Mike Carroll to talk
23 about our robust event management
24 plan.

1 MR. CARROLL: So
2 generally speaking, when it comes to
3 Sixers games you're not in a
4 position to be negotiating with the
5 Sixers, you're negotiating with the
6 National Basketball Association. So
7 generally speaking, that will be
8 pretty much what we're told is going
9 to happen.

10 COUNCILWOMAN BASS: So
11 outside of the Sixers what about the
12 other events, concerts, activities
13 that will be happening, do we have a
14 say as a City in terms of like an
15 approval process or is it that
16 they're just going to tell us we
17 booked this on this day, we booked
18 that on that day? Is there any say
19 that the City of Philadelphia has or
20 is it just --

21 MR. CARROLL: There's a
22 big difference between a say and
23 approval. So we will communicate to
24 them any conflicting events. We

1 will communicate to them the
2 additional requirements in terms of
3 managing events. At the end of the
4 day typically it will be their
5 business decision to figure out
6 whether that's worthwhile or not.

7 But what you need to keep
8 in mind is that their event-goers,
9 attendees' experience is the same
10 experience as everybody else's. So
11 their interest is to make sure that
12 there's good coordination, the
13 people that are attending their
14 events aren't impacted in ways by
15 everything else going on.

16 And so, it's sort of a
17 mirror situation. They can't then
18 turn around and tell us, oh, you
19 can't do this because we're having a
20 concert or you can't do that because
21 we're having a game. We have to
22 coordinate, and that's the purpose
23 of the structures we've put in place
24 to make sure there's good

1 coordination.

2 COUNCILWOMAN BASS: So
3 you expect there'll be coordination,
4 but not approvals?

5 MR. CARROLL: We're
6 requiring coordination. In all the
7 documents that we've talked about,
8 including the agreement, including
9 this legislation we're talking
10 about, including the Highway
11 Occupancy Permit that PennDOT
12 requires --

13 COUNCILWOMAN BASS: So
14 you require coordination --

15 MR. CARROLL: Absolutely.

16 COUNCILWOMAN BASS: --
17 but not approval?

18 CITY SOLICITOR GARCIA:
19 And, Councilmember, if I can say
20 from a legal perspective you do not
21 want to be in the business of
22 approving. I mean, that gets into
23 First Amendment and government
24 speech issues if we're saying that

1 you can have this and you can't have
2 that.

3 COUNCILWOMAN BASS: I
4 understand what you're saying, but I
5 also think that there might be a
6 time -- and I don't know in what
7 particular instance, but I'm just
8 saying that the City of Philadelphia
9 might at some point have to say this
10 doesn't work because of X, Y and Z
11 and be able to make a call and say
12 this is not going to be a
13 possibility.

14 MR. CARROLL: So
15 typically the category that falls
16 into that is something that's along
17 the lines of Homeland Security. So
18 if there are life-safety issues that
19 come up around the coincidence of
20 events, we have police powers
21 throughout the city of Philadelphia,
22 the state similarly, also the
23 federal government can step in and
24 dictate exactly what is and what is

1 not going to happen.

2 MS. THURMAN: I think

3 also -- I mean, we're not new to

4 this, right. We see robust

5 coordination happening down at the

6 existing sports complex, right. We

7 see existing coordination happening

8 through our Office of Special Events

9 under Jazelle Jones, our City

10 Representative.

11 So we're not new as an

12 Administration or as a city proper

13 in working with different entities

14 around coordinating around large

15 scale events or even smaller scale

16 events. So, yes, we will work with

17 Reading Terminal, the Marriott --

18 COUNCILWOMAN BASS: Sure.

19 MS. THURMAN: -- we will

20 work with all of the entities that

21 even Mike mentioned to ensure that

22 there's robust coordination. So

23 we're not displacing the Flower

24 Show, we're still going to have the

1 Flower Show. And should this deal
2 be passed, we also look forward to
3 having games and different events
4 that will take place at this new
5 site.

6 Regarding the Business
7 Disruption Fund, there is the \$1.6
8 million allocation, but we also have
9 \$14.1 million in our CBA or through
10 our CBA that is allocated through
11 the Arena Services District that
12 will also address some of those
13 concerns around business disruption.

14 But I want to go back to
15 a point that I made earlier. Our
16 Administration does not lack
17 political will. We want to see --
18 we have to see small businesses
19 thrive, Black and Brown businesses
20 thrive, all businesses thrive.
21 That's not going to change with this
22 deal. That's why we didn't just
23 rush to get to yes. That's why we
24 made sure that we did our homework.

1 That's why we made sure that we went
2 on the learning journeys going from
3 different cities across the East
4 Coast to see how other cities did
5 it, what they learned from it and
6 ensuring that we learned from their
7 learnings, from what they did well
8 and what they would do differently
9 should they go back, and that is
10 what's represented here and that's
11 how we could say that this is
12 historic and a deal that we are
13 proud of.

14 COUNCILWOMAN BASS: So
15 let me just add this then. So we've
16 done the research, we've looked at
17 all these other places and what they
18 have done. If we have another 14 --
19 what did you say the number was, 14?

20 MS. THURMAN: \$14.1 some-
21 odd million for the Arena Services
22 District.

23 COUNCILWOMAN BASS: So if
24 we have those funds and we have the

1 ability to use them for this effort
2 to make sure that those businesses
3 don't go out of business, then I
4 would say let's not have this sort
5 of slush fund or pot of gold sort of
6 set aside. Let's really put those
7 funds in and dedicate them. Let's
8 dedicate those dollars to make sure
9 that those businesses are not going
10 to be gone by the time that this
11 arena is built.

12 I think that ensuring
13 that we frontload those dollars now
14 is going to be crucial to ensuring
15 that we have a Chinatown by the time
16 the Sixers Arena, assuming it is
17 going to be built, by the time that
18 that's said and done, that those
19 funds are available.

20 I don't think that
21 setting them on the side and saying,
22 oh, well, we have some other funds
23 that maybe we can put in or maybe
24 we'll bring forward once we run out

1 of the 1.6 because that 1.6 is going
2 to go in like five minutes. It's
3 not enough.

4 MS. THURMAN: And we have
5 a Commerce Department and an
6 Administration that's going to --

7 COUNCILWOMAN BASS: So
8 let's frontload that all now. Let's
9 frontload that all now. Let's not
10 talk about 1.6. Let's talk about
11 whatever the end number is. And,
12 listen, if it's too much money at
13 the end and we have to move some
14 around back to Commerce, that's
15 fine. But let's not start out
16 shorting the businesses that are
17 going to need these funds.

18 And let me just say one
19 other thing real quick because I
20 know my time is up and I'll come
21 back around. Regarding the whole
22 SEPTA situation, I know that some of
23 my colleagues have touched on that.
24 I don't believe, as I don't believe

1 any of my colleagues do either, I
2 don't believe that the City of
3 Philadelphia can sort of sit back
4 and say, SEPTA and Sixers work it
5 out, work it out who's paying for
6 this.

7 MS. THURMAN: And let me
8 be very clear, Councilmember. We
9 are not sitting back. There's
10 nothing about our approach or what
11 we do day-in and day-out to suggest
12 that we're sitting back. We're in
13 ongoing active conversation with
14 SEPTA and the Sixers. That is not
15 our approach. That is not who we
16 are.

17 COUNCILWOMAN BASS: Okay.
18 I'm glad to hear that. But what I
19 want to say is I had a briefing with
20 SEPTA this morning about this matter
21 and they're saying, SEPTA is saying
22 they're not paying for these costs.
23 They're not going to do it. And so,
24 the question is who's going to do

1 it.

2 If they're saying they're
3 not going to, and I know you and I
4 know that you can be very direct and
5 can reach out to them and say, all
6 right, who's going to be paying for
7 the work at Jefferson Station,
8 because you've said that it's not
9 going to be -- the Sixers have said
10 that there's not going to be any
11 cost that the taxpayers have to
12 absorb. This will be a cost that
13 the taxpayers have to absorb so --

14 MS. THURMAN: No, I want
15 to make sure that I clarify and then
16 I'll kick it over to Mike. With
17 regards to costs, the Sixers are
18 paying the construction cost for
19 SEPTA. We can go through additional
20 details through Mike Carroll.

21 MR. CARROLL: The
22 construction costs will boil down to
23 the details of the construction
24 itself and that is not fully worked

1 out. We have seen the Sixers
2 propose a couple different
3 approaches to how they want to do
4 construction. I think they're
5 zeroing in on exactly what that is.

6 COUNCILWOMAN BASS: Okay.

7 COUNCIL PRESIDENT

8 JOHNSON: I just have a point of
9 information, Madam Bass, just real
10 quick. Is there analysis from your
11 conversation with SEPTA that there
12 would be an increase in ridership if
13 the stadium is built or not?

14 MR. CARROLL: There would
15 be as long as the service is there.
16 So that service has to exist which
17 doesn't exist after 10:00 p.m.

18 COUNCIL PRESIDENT

19 JOHNSON: So the cost to them is
20 more additional services?

21 MR. CARROLL: That's
22 right.

23 COUNCIL PRESIDENT

24 JOHNSON: Okay. But they will have

1 the increase in ridership so you
2 have to see if you're going to make
3 more based upon the services that
4 you're putting out?

5 MR. CARROLL: Well, I
6 can't speak to the calculation SEPTA
7 went through, whether they break
8 even, it costs them more or cost
9 them less. But I think what they're
10 saying is that at the end of the day
11 they need more operating revenue or
12 operating funds in order to provide
13 that service --

14 COUNCILWOMAN BASS:
15 That's what they said.

16 MR. CARROLL: -- so that
17 service can't just be there on game
18 day. It has to be there every day.
19 Otherwise people won't be able to
20 rely on it and you can't pay the
21 folks who operate just for those
22 game days. It has to be an
23 established service. That's their
24 position on the service.

1 COUNCIL PRESIDENT

2 JOHNSON: Okay. I'm going to give
3 it back to Councilmember Bass. But
4 I think SEPTA's number one priority
5 right now should be taking care of
6 the workers of TWU right now that
7 keeps the city moving forward. So,
8 Councilmember Bass.

9 COUNCILWOMAN BASS: Well,
10 thank you, Mr. President.

11 And as the sister of a
12 TWU, proud TWU employee, we want to
13 make sure that SEPTA is keeping that
14 in mind, but I guess some of these
15 questions will be brought up because
16 SEPTA I believe is going to be
17 testifying tomorrow or so.

18 COUNCIL PRESIDENT

19 JOHNSON: Next week.

20 COUNCILWOMAN BASS: Oh,
21 it's next week.

22 COUNCIL PRESIDENT

23 JOHNSON: Yes.

24 COUNCILWOMAN BASS: Okay.

1 I thought it was tomorrow. All
2 right. Well, very good. All right.
3 So we'll circle back, but I think
4 that there is some confusion around
5 who's paying for what regarding
6 Jefferson Station and we just want
7 to all be clear and have that laid
8 out. So thank you so much.

9 Thank you, Mr. President.

10 COUNCIL PRESIDENT

11 JOHNSON: Thank you.

12 MS. THURMAN: And we also
13 realize that there's some confusion
14 around business disruption. And to
15 the point that Mike Carroll made
16 earlier, we will make sure that we
17 are working, we continue to work
18 tirelessly regarding accountability
19 to ensure that there is little to no
20 street closures and disruption.
21 That is what's important to this
22 Administration. We do not want to
23 see any small business go out of
24 business as a result of this project

1 and street closures that we have
2 control over.

3 COUNCIL PRESIDENT

4 JOHNSON: I do want to thank you for
5 saying that part because I was
6 around when -- I wasn't an elected
7 official. I think I might have been
8 a staffer when the El train with
9 SEPTA, of all companies, played a
10 major role in really not protecting
11 the businesses along Market Street,
12 46 all way up to 63rd, and those
13 businesses went out of business.

14 And so, hindsight 20/20
15 we at least had an opportunity to
16 look into as we move forward,
17 particularly traffic flow. And when
18 you're doing construction, shutting
19 down corridors and having the impact
20 of people going in and outside the
21 businesses to patronize them.

22 MS. THURMAN: And,
23 Council President, that's why we
24 opened with having Mike Carroll here

1 at the table to send a strong signal
2 to the city, to members of Council
3 and whoever's watching today. We
4 care about small businesses. We
5 care about making sure that we make
6 good on our promise around economic
7 opportunity for all.

8 MR. CARROLL: Yeah. I
9 would just say, I mean we are going
10 to require the Sixers to provide us
11 with construction plans, with what
12 we call maintenance protection of
13 traffic plans which meet the goals
14 we're looking for. So we have the
15 opportunity when we get into the
16 details of reviewing that to
17 identify specific impacts to
18 specific neighbors to specific
19 businesses and ensure that those
20 impacts are not detrimental and that
21 we will rely on the resource that we
22 set aside and make sure we're able
23 to compensate folks when we see
24 those impacts are unavoidable.

1 COUNCIL PRESIDENT

2 JOHNSON: Thank you very much.

3 The Chair recognizes
4 Minority Leader Brooks.

5 COUNCILWOMAN BROOKS:

6 Thank you, Council President.

7 First, I want to clarify
8 that I'm a no vote to this
9 procedural vote because I feel like
10 this an example of how this whole
11 process is being rushed. I have
12 problems with the Community Benefits
13 Agreement and I had this
14 conversation before, that I feel
15 like it's a bad deal for everyone
16 other than the billionaires who own
17 this arena.

18 And according to the
19 election pollsters, 70 percent of
20 Philadelphia said that they don't
21 want this. So if people don't want
22 this arena for many reasons, whether
23 it's displacement in Chinatown,
24 low-wage jobs that come with the

1 stadium and people across
2 Philadelphia love the South
3 Philadelphia Sports Arena Complex.

4 But most importantly,
5 this is not the priority this
6 Council body should be focusing on
7 right now in these coming weeks
8 during the time where we have
9 hearings going on about proposed
10 school closings, we have a housing
11 crisis that we're failing to address
12 and an impending Trump
13 Administration that has Philadelphia
14 as its target.

15 I have to ask my
16 colleagues, is this really our top
17 priority right now? There's so many
18 other things that we should be
19 worrying about besides pleasing Josh
20 Harris, David Blitzer and David
21 Adelman and the Sixers billionaire
22 owners that are pushing for a deal
23 that will only benefit them, not the
24 average Philadelphians.

1 They're building an arena
2 that's estimated to cost \$1.5
3 billion which would raise the cost
4 of the land parcel. Independent
5 estimates have shown that they would
6 potentially bring in \$40 million in
7 property taxes. The Community
8 Benefits Agreement does not reflect
9 this.

10 So my question is, is the
11 Administration aware of the pollster
12 that has found that 50 percent of
13 the City does not support the Arena
14 proposal and what should we tell
15 them when they ask us? And do you
16 think that the pollsters were wrong
17 about this?

18 MS. THURMAN: I can't
19 speak to the pollsters, but let me
20 tell you what I can speak to. I can
21 speak to the Mayor's agenda, to the
22 Parker Administration agenda and to
23 our guiding principles. We did not
24 come to a decision quickly or

1 lightly.

2 In addition to the
3 learning journey that we did, we
4 looked also at third-party
5 independent verifiers to look at the
6 terms of the deal and to say, yes,
7 this is a good deal or, no, this is
8 not a good deal. And that's
9 indicative of our approach even when
10 we went to the Convention Center and
11 rolled out the methodology and the
12 step-by-step process that we took to
13 get here.

14 I want to go back to our
15 guiding principles, stewardship of
16 City resources, unlocking long
17 overdue redevelopment of Market
18 East, maximizing the potential of
19 citywide impact, also focusing on
20 large scale development, ensuring
21 City residents and businesses from
22 groups historically excluded from
23 participation have access to
24 employment and contracting

1 opportunities.

2 With regards to the
3 housing crisis and housing
4 affordability, our CBA directly
5 answers that as well. I would like
6 to call up Jessie Lawrence --

7 COUNCILWOMAN BROOKS:

8 Excuse me. Let me --

9 MS. THURMAN: -- our
10 Director of Planning and Development
11 to speak to that.

12 COUNCILWOMAN BROOKS: Let
13 me finish all my questions and then
14 you guys can speak because I don't
15 want to run out my time.

16 MS. THURMAN: I
17 appreciate that, yes.

18 COUNCILWOMAN BROOKS:
19 Thank you. So we've heard many
20 complaints from Chinatown and
21 surrounding neighborhoods that they
22 were not being consulted about the
23 CBA, and I appreciate you running
24 down the dates that you were able to

1 meet with people. But when you were
2 negotiating the Community Benefits
3 Agreement, which organizations did
4 you consult with locally in Center
5 City and across the city?

6 MS. THURMAN: So first,
7 I'll call up John -- I'd like to
8 call up first John Mondlak to answer
9 that question. And then around the
10 housing affordability housing crisis
11 Jessie Lawrence can follow him.

12 So, John Mondlak.

13 MR. LAWRENCE: Hi again.
14 Jessie Lawrence, Director of
15 Development, Planning and
16 Development. Just to speak to what
17 we're working on when it comes to
18 housing, again the CBA has a
19 \$3 million commitment that will be
20 committed to looking at how we can
21 provide seed funding for a larger
22 project, larger program.

23 It's an initial
24 investment that's supposed to work

1 on a range of things that'll really
2 look at how the City can coordinate
3 housing, specifically housing
4 programs in Chinatown. That
5 programming will include
6 affordability opportunities,
7 preservation, rental assistance,
8 senior housing, homeownership
9 support as well. But it'll again be
10 leveraged in what will be also a
11 Chinatown Master Plan. I spoke of
12 master planning earlier.

13 There will be a specific
14 Chinatown Master Plan that will look
15 at many aspects, including housing.
16 Ultimately, it's the
17 Administration's initiative to
18 really make sure that we stabilize
19 the communities through the master
20 planning and then the sowing of the
21 seed investments as well.

22 We're looking at making
23 sure that we are leveraging not just
24 new opportunities but looking at

1 what we have existing ownership and
2 public opportunities as well, making
3 sure that we're looking at ways to
4 prevent displacement, making sure
5 that we're looking at ways to
6 provide additional resources for
7 housing. Again, City-led programs
8 that will allow us to take the lead
9 and take the charge and dovetail
10 into not just one program but a
11 series of programs over the next
12 coming years.

13 (Witness approached
14 Witness table.)

15 MS. BRYANT: Sophie
16 Bryant, Councilmember Brooks. So an
17 answer to your question about the
18 Community Benefits Agreement, I
19 think John talked earlier during the
20 hearing about the multiple modes
21 that the Administration engaged with
22 Chinatown and adjacent communities
23 going back to 2023.

24 So there was those

1 meetings that DPD and PIDC held
2 directly with community members.
3 The Mayor had several meetings. We
4 heard from Councilmember Squilla.
5 Really importantly, there's the
6 Community Impact Study which is
7 directly sourced from engagement,
8 again, through multiple modes with
9 Chinatown stakeholders.

10 And from those
11 conversations, those modes of
12 engagement, clear and similar themes
13 came up. And I think Chief of Staff
14 Tiffany Thurman ran through those in
15 our introduction. So first and
16 foremost, concerned about the
17 preservation of the cultural
18 community, the ethnic community that
19 is Chinatown, concerns about
20 gentrification displacement both of
21 residents and of businesses,
22 concerns about business closure,
23 concerns about safety and
24 cleanliness.

1 And so, while it's the
2 case that we didn't have a direct
3 counterparty at the table
4 negotiating the CBA, all of those
5 themes and all those insights went
6 into the CBA allocations. And
7 maybe, Councilmember, I think here
8 it's maybe the right time to sort of
9 elevate the Chinatown commitment to
10 be much broader than the CBA. And I
11 think we've talked about in the
12 briefings with Councilmembers this
13 broader commitment that the Mayor is
14 seeking to make to Chinatown and
15 really the Arena project is sort of
16 spurring that closer look and that
17 attention to Chinatown.

18 I think one of the
19 findings that we took so poignantly
20 from the Community Impact Study is
21 that Chinatown's already experienced
22 significant gentrification and
23 change over the past several decades
24 even prior to this Arena project

1 being proposed, and that's really
2 spurred the Administration. And
3 John can run through some of the
4 details, thinking about in each of
5 those areas, cultural preservation,
6 recreation space, business, housing,
7 cleanliness, safety, how the
8 Administration can leverage all of
9 its departments and all of its
10 resources to support and preserve
11 the community.

12 MS. THURMAN:
13 Councilmember Brooks, if I may, I'd
14 like to also add or ask Renee
15 Garcia, our City Solicitor, to talk
16 about the structure of the CBA.

17 CITY SOLICITOR GARCIA:
18 Thank you. Councilmember, it's
19 important to emphasize that the
20 agreement is between the City and
21 the team. And so, if there is a
22 breach of the agreement, it is on my
23 office to bring that enforcement
24 action. Too many times we have seen

1 CBAs where the City is not involved
2 and, therefore, if there is a
3 breach, then it is incumbent upon
4 these neighborhood associations to
5 lawyer up and try to take on a
6 billion-dollar basketball team. So
7 it is squarely within my office to
8 enforce.

9 We also have other
10 safeguards. We have the money
11 flowing into the City. So the
12 Sixers will make a payment to the
13 City that will go in restricted
14 funds and the payments will go out
15 from the City, specifically the
16 financial budget office will be
17 handling that.

18 There will also be -- it
19 will also be transparent. So each
20 year when the money comes in and the
21 money goes out the public will be
22 able to see where the money is
23 going. And most importantly, as we
24 have found in other cities they did

1 not include the term that will make
2 the CBA binding upon owner after
3 owner after owner. No matter how
4 many owners there are, this
5 agreement will be binding.

6 MR. MONDLAK: And if I
7 could just add quickly, and I
8 apologize for my turning my back,
9 the meetings I mentioned earlier we
10 actually were not talking about in
11 those 10 meetings, the dates that I
12 provided. The No Arena Coalition
13 was determined not to concede that
14 there would be an arena. And so, we
15 really didn't get into it. But when
16 we did the impact study, and we'll
17 provide the dates and the
18 information, there was significant
19 outreach and multiple number of ways
20 to gather information from folks in
21 Chinatown to find out what is your
22 concern, what is your worry, what
23 can we do to -- like, what is the
24 worst-case scenario, what are the

1 things that most worry you if an
2 arena came, and we collected those
3 ideas and those are the things that
4 went into the CBA.

5 We've also had
6 information from the Chinatown
7 community from past studies. They
8 put out their own material to
9 indicate what it is that they're
10 concerned with generally pre-Arena
11 and post-Arena, and we took all of
12 that to try to incorporate and
13 encompass the CBA to address those
14 issues.

15 COUNCILWOMAN BROOKS: And
16 I thank you for that. So the
17 meetings that you guys held with the
18 Chinatown Coalition, were they
19 similar to the meetings that you
20 held with Councilmembers?

21 MS. THURMAN: Again, as
22 John said we had ongoing meetings
23 with them before our Administration
24 started. That's why it's prudent

1 that John Mondlak talk about that
2 because he was part of the previous
3 Administration. So over the course
4 of the two years we've had meetings
5 with them inclusive of or similar to
6 the meetings that we had with
7 Councilmembers, so beyond that.

8 COUNCILWOMAN BROOKS:

9 Okay. So you've had similar
10 meetings with the Chinatown
11 Coalition over the last two years?

12 MR. MONDLAK: A little
13 over a year, less than two years.

14 COUNCILWOMAN BROOKS:

15 Okay. I'll come back with a second
16 round of questioning.

17 COUNCIL PRESIDENT

18 JOHNSON: Thank you very much, Madam
19 Brooks. You're finished your line
20 of questioning?

21 COUNCILWOMAN BROOKS:

22 I'll come back for a second round.

23 COUNCIL PRESIDENT

24 JOHNSON: A second round. All

1 right. Thank you.

2 The Chair recognizes
3 Councilmember Nicolas O'Rourke.

4 COUNCILMAN O'ROURKE:

5 Thank you, Mr. President.

6 And let me say thank you,
7 Chief Thurman and Solicitor Garcia
8 and Directors Carroll, Dubow,
9 Lawrence, EVP Rhoads. I wanted to
10 start this morning by shouting out
11 all the organizers and activists
12 that are here today. I know that
13 there are many folks in the room,
14 all the union siblings in the room
15 is good news.

16 But particularly,
17 Philly's finest UNITE HERE Local 274
18 is in the house. And this
19 conversation never felt complete to
20 me without y'all in the room, so I'm
21 glad to see y'all here this morning.
22 UNITEs like red. There's a lot we
23 need to talk about, including the
24 prospects for sustaining long-term

1 work that ensures Philly workers are
2 fully respected. And I know all of
3 us in Council are eager to get into
4 the details even more.

5 So let me get into them.
6 I wanted to start my questions by
7 asking the Administration to
8 consider its priorities during this
9 critical time for the country and
10 our city. I echo the sentiments and
11 the concerns of my leader. At a
12 federal level we are staring down
13 another Trump presidency. Here we
14 go again, that the City itself is
15 not prepared for. An Administration
16 that threatens our funding streams,
17 our democracy, the safety of many of
18 our most vulnerable neighbors,
19 particularly some of them in the
20 Chinatown community.

21 We don't assume this. We
22 expected it. The man bragged about
23 it. And now, it's time to reap.
24 And locally, we're facing several

1 real crises, a citywide housing
2 crisis only made worse by the
3 pending expiration of the
4 Neighborhood Preservation
5 Initiative, looming school closures
6 that the Leader mentioned, SEPTA's
7 increasing dire fiscal cliff that
8 we've already talked a bit about,
9 which escalated today with the
10 announcement of the fare hikes. And
11 in the midst of all of that, we're
12 spending our time, if I may say,
13 here today talking about this. We
14 are prioritizing a pet project of
15 billionaires, they got plenty money,
16 instead of the material needs of
17 Philadelphians.

18 With that in mind, I want
19 to ask a few rapid fire questions
20 about the Administration's
21 priorities. When can we expect the
22 Administration to release its plan
23 to protect our city against the
24 Trump Administration similar to the

1 one that was released in 2016?

2 MS. THURMAN: What we
3 have released January 1, 2024 is the
4 plan, a safer, cleaner, greener big
5 city in America with economic
6 opportunity for all. That is the
7 plan. We're going to stand -- we're
8 going to empower the tool of
9 transparency. We're still focused
10 on housing affordability.

11 The plan, the direction,
12 the vision we double-down on. We
13 don't shrink back from, we don't
14 change course.

15 COUNCILMAN O'ROURKE:
16 Beautiful vision, I appreciate it.
17 There is a major difference in the
18 world today as there is another
19 President-elect Donald Trump.

20 For the record, could you
21 state how many hours we are spending
22 in these hearings focused on an
23 arena that's wildly unpopular? I
24 think percentage was 50, 30, 56

1 percent. How many hours are we
2 going to be focused on this
3 particular issue?

4 MS. THURMAN: I have not
5 calculated the hours.

6 COUNCILMAN O'ROURKE: The
7 answer, Chief Thurman, is 41 hours
8 respectfully. And for the record,
9 how many days do we have before the
10 inauguration of President Trump?

11 MS. THURMAN: Point of --
12 I know I can't ask a point of
13 clarification. But I will say that
14 if your question is how many hours
15 our Administration is spending on
16 this Arena deal?

17 COUNCILMAN O'ROURKE: No,
18 I'm saying for the record how
19 many -- we are all in here now, all
20 of us. Could you state how many
21 hours that we're spending in these
22 hearings focused on an arena that's
23 wildly unpopular? The answer is
24 41 --

1 MS. THURMAN: Sounds to
2 me like you have the answer.

3 COUNCILMAN O'ROURKE: 41
4 hours. And for the record, again
5 how many days do we have, and this
6 is to get us to focus and be clear
7 about the issue, how many days do we
8 have before the inauguration of this
9 man? The answer is 69 days.

10 MS. THURMAN: Sounds to
11 me like you have the answer.

12 COUNCILMAN O'ROURKE: 69
13 days. So again, there are many
14 things to be concerned about right
15 now. I've listed some of those. I
16 heard the bill ring. I don't know
17 if I have time to keep my questions.

18 COUNCIL PRESIDENT
19 JOHNSON: (Gestured affirmatively).

20 COUNCILMAN O'ROURKE:
21 Thank you. And I really, really,
22 really think it is important to note
23 that in the midst of the world
24 shifting and folks responding to

1 what just took place this past week,
2 that the sixth largest city in the
3 country is not focused on what we're
4 going to do to protect the
5 citizenry. We're focused on how
6 we're going to get an arena through
7 when we already got one.

8 Let me move on. There
9 are many shiny promises here, but
10 just as many details are missing.
11 And we're not talking about the
12 small details on the margins. The
13 questions that remain lay at the
14 heart of this plan. As a result,
15 this entire deal to me and to others
16 feels very half-baked.

17 Is it true that Council
18 does not currently have access to
19 the lease that details the
20 developers' ability to buy the Arena
21 site back for a single dollar after
22 the lease ends?

23 MS. THURMAN: As Renee
24 answers that question, I just want

1 to say before I turn it over to our
2 City Solicitor that the way that we
3 frame this is not just about the
4 Arena in and of itself, but what it
5 unlocks which is why we framed this
6 ask in our public announcement and
7 in the meetings that we've had since
8 then.

9 This is Beyond the
10 Basketball, and that's why even now,
11 especially now, that is very
12 important. But going more to the
13 technical question around the lease,
14 I'll turn it over to our City
15 Solicitor.

16 CITY SOLICITOR GARCIA:
17 We are negotiating a sublease. It
18 is currently 185 pages long. It is
19 done but for the terms that we will
20 be negotiating here. The term sheet
21 that you have, which was provided to
22 the public 30 days before
23 introduction, is the deal. So this
24 is a binding agreement.

1 Everything in the
2 sublease is boiled down to the term
3 sheet. You also have the ground
4 lease between the City and PAID,
5 which has many of the same
6 requirements that are in the
7 sublease. You also have a servicing
8 agreement. Of course, you have the
9 EOP and other documents.

10 To the extent that there
11 are questions about different topics
12 in the term sheet, I'd be happy to
13 brief you. But again, this is the
14 deal. What the sublease is the
15 material terms surrounded by legal
16 gobbledygook, and I'll tell you the
17 first 60 pages are just defined
18 terms in the sublease. And this is
19 how we have negotiated every single
20 arena and big development deal.

21 COUNCILMAN O'ROURKE: Let
22 me just put this on record. In
23 Section 5 of the title of Bill
24 240966, it outlines that ArenaCo can

1 buy the arena at the end of the
2 lease. In Section 16.1 of that same
3 bill, the tenant purchase option
4 outlines that the purchase price is
5 a dollar, \$1, and it refers to
6 another lease which elaborates on
7 that option, and we do not currently
8 have access to that lease.

9 Does the City have final
10 cost estimates on the police
11 manpower and overtime needed for
12 this proposal?

13 (Witness approached
14 Witness table.)

15 MR. RHOADS: I'm sorry.
16 My name is Sam Rhoads. I'm
17 Executive Vice-President with PIDC.
18 And I apologize. To the first part
19 of your question, the repurchase of
20 the property for a dollar relates to
21 the fact that the Sixers are
22 purchasing all of this at their own
23 cost and building it at their own
24 cost, so they're donating it to the

1 City. So they likewise then would
2 get it back at the end.

3 COUNCILMAN O'ROURKE:

4 Does the City have the final cost
5 estimates on the police manpower and
6 overtime needed for this proposal?

7 MS. THURMAN: We do not
8 have the final cost estimates, but
9 we are working diligently with our
10 Administration as well as with the
11 Sixers on what is needed.

12 COUNCILMAN O'ROURKE: We
13 don't have access to these plans or
14 estimations finalized. Who will pay
15 for the increased costs faced by PPD
16 to provide additional security? I
17 know some of this has kind of been
18 hinted at, but I'm asking for my
19 line of questions. Who will pay for
20 the increased costs faced by PPD to
21 provide additional security?

22 MR. MONDLAK: Currently,
23 the arena owner in South
24 Philadelphia pays for police

1 security both inside and outside of
2 the arena. Presumably, that's going
3 to be what is required here as well.

4 COUNCILMAN O'ROURKE:

5 Presumably that'll be what's
6 required, presumably. Who will pay
7 for the additional costs faced by
8 SEPTA? Again, I know we've had some
9 of this already, but for the record
10 who will pay for the additional
11 costs faced by SEPTA?

12 MR. MONDLAK: That's
13 still being worked through.

14 COUNCIL PRESIDENT

15 JOHNSON: Excuse me. For everyone,
16 can everyone speak into the
17 microphone so everyone can hear you
18 because y'all speaking low.

19 MS. THURMAN: And I
20 believe we discussed cost and
21 operational cost, and the Sixers is
22 responsible for the operational cost
23 for SEPTA for this project.

24 I don't know if you want

1 to come up, calling on Mike Carroll
2 to talk about SEPTA.

3 COUNCILMAN O'ROURKE: I
4 have questions for Round 2,
5 Mr. President. Thank you so much.

6 MR. CARROLL: So just to
7 respond, the costs for event day
8 with respect to police and staffing
9 are addressed in the Traffic Event
10 Management Plan, and the draft plan
11 that was provided indicated that the
12 Arena would pay for those costs.
13 That they would staff those
14 positions which implies they will
15 pay for those costs.

16 The question about SEPTA
17 operations and services has come up
18 a number of times today. And so,
19 the City's position is pretty clear.
20 We have done our part to support
21 SEPTA. We don't want to get in a
22 position where we're sort of
23 triangulated as a city into fronting
24 more costs and we will not do that,

1 so we will rely on the discussions.
2 We will support the discussions
3 between the Sixers, SEPTA and other
4 parties that may be interested in
5 this to identify the resources to
6 cover those additional transit
7 expenses.

8 COUNCIL PRESIDENT

9 JOHNSON: Thank you very much.

10 The Chair recognizes
11 Councilmember Jim Harrity.

12 COUNCILMAN HARRITY:

13 Thank you, Council President.

14 My colleague shouted out
15 UNITE HERE, so I guess I should
16 shout out the Building Trades, all
17 my brothers and sisters over here
18 supporting.

19 (Applause.)

20 COUNCILMAN HARRITY:

21 Yeah, that deserves a round of
22 applause. Just in general, we keep
23 hearing how this deal is different
24 from other deals that we as a city

1 has been through before. We have
2 experience in this kind of stuff.
3 We did build a few stadiums. We
4 have built a few stadiums in the
5 past.

6 I would just like to
7 know -- I know you guys did your
8 research, so how does this deal
9 compare to other deals that have
10 gone on in similar cities size-wise
11 and downtown arenas? I'm sure you
12 looked at all that. Could you tell
13 us how our deal differs from other
14 deals?

15 MS. THURMAN: So the
16 first we'll do is talk about the
17 historical context of this and why
18 we came out publicly and said that
19 this is the best deal. So I'll turn
20 it over to Rob Dubow.

21 MR. DUBOW: Thanks for
22 the question, Councilmember. And
23 there are a couple of ways that this
24 is different from earlier deals.

1 All the earlier deals we had had
2 some City contribution and
3 substantial City contributions.
4 This has no local funding, so that's
5 a major difference.

6 On top of that, the PILOT
7 for this agreement is larger than
8 the PILOT agreements we've had for
9 earlier agreements. In fact, if you
10 combine the PILOT payments for Wells
11 Fargo, the Linc and Citizens Bank
12 Park, add them all together they
13 equal the same amount as the PILOT
14 for the new Arena.

15 The CBA is different in
16 that rather than being paid evenly
17 over the years, the money is front-
18 loaded, so more is spent in the
19 first 10 years than in any of the
20 other agreements. And we've talked
21 about how the EOP is different from
22 earlier EOPs, so substantially
23 different in a number of ways from
24 earlier deals.

1 COUNCILMAN HARRITY:

2 And --

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Point of clarification,
5 Council President.

6 COUNCIL PRESIDENT

7 JOHNSON: The Chair recognizes
8 Majority Leader Gilmore Richardson.

9 COUNCILWOMAN GILMORE

10 RICHARDSON: I apologize to my
11 colleague. I just wanted to state,
12 Mr. Dubow, I have the comparison
13 sheet out from the Administration on
14 Page 18. You did detail the
15 information regarding the CBA, the
16 PILOTS and the various comparisons
17 as it relates to impact from Wells
18 Fargo, Citizens Bank, Lincoln
19 Financial and 76 Place, but you did
20 not mention charitable donations.

21 MR. DUBOW: I didn't
22 mention what?

23 COUNCILWOMAN GILMORE

24 RICHARDSON: Charitable donations.

1 MR. DUBOW: Right. So
2 actually if you add the charitable
3 donations and the Arena -- that
4 million dollars a year, I forget
5 what it's called -- those payments
6 combined are still less than the
7 CBA, and the CBA also has the
8 benefit of being frontloaded.

9 COUNCILWOMAN GILMORE

10 RICHARDSON: Just pardon me for the
11 record, because I just want to make
12 sure I have the --

13 COUNCIL PRESIDENT

14 JOHNSON: Can you speak into the
15 microphone for me please?

16 COUNCILWOMAN GILMORE

17 RICHARDSON: Pardon me. Just for
18 the record, I want to make sure I
19 have the numbers right. Are you
20 saying that everything is
21 frontloaded in the \$50 million that
22 you have listed here and that the
23 special service -- let me go back.
24 The \$50 million includes everything

1 in the Community Benefits Agreement
2 as well as the charitable donations,
3 because previously there was a \$30
4 million payment that was paid out
5 over 30 years to the Children's Fund
6 and I don't see that here?

7 MR. DUBOW: That's right,
8 the 50 million includes both and the
9 30 million was paid out evenly over
10 time as opposed to the CBA which is
11 frontloaded.

12 COUNCILWOMAN GILMORE

13 RICHARDSON: So 1 million per year
14 per team for Citizens and for
15 Lincoln, but I don't see that listed
16 here is what I'm saying. It's not
17 listed here.

18 MR. DUBOW: So in the
19 table I'm looking at says that the
20 charitable donations are included in
21 the 50 million above.

22 COUNCILWOMAN GILMORE

23 RICHARDSON: But does that include
24 the 30 million paid to the

1 Children's Fund?

2 MR. DUBOW: Yes.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: So it does include that
5 in the 76 Place?

6 MR. DUBOW: So 76 Place
7 doesn't -- so 76 Place is just the
8 50 million. The earlier
9 contributions had the 30 million to
10 the Children's Fund plus the 11
11 million Special Services District.
12 If you add those two up, it's still
13 less than the 50 million.

14 COUNCILWOMAN GILMORE

15 RICHARDSON: I'll come back,
16 Mr. President. But -- I'll come
17 back to be respectful of my
18 colleague.

19 COUNCIL PRESIDENT

20 JOHNSON: Thank you.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Thank you,
23 Mr. President.

24 COUNCIL PRESIDENT

1 JOHNSON: You're welcome, Majority
2 Leader.

3 Chair recognizes
4 Councilmember Jim Harrity and then
5 we'll break.

6 COUNCILMAN HARRITY:
7 Yeah. I was still, you know, some
8 more clarity on how things are
9 actually different in this deal.
10 For instance, how does the Community
11 Benefit Package compare to other
12 stadiums that were built in other
13 cities that are close to what we
14 are, city of the first class, a
15 downtown arena?

16 MR. DUBOW: So we had
17 CSL, the outside firm, look at how
18 our deal compared to other deals.
19 It's consistent with the trend of
20 moving towards less local funding,
21 but there are still deals that have
22 substantial local funding. Like
23 Oklahoma City, for example, just had
24 a deal where they put in a lot of

1 their own money.

2 The PILOT payment is hard
3 to compare because for some of the
4 other places they are doing things
5 like issuing debt and the PILOT
6 payment is helping them pay off
7 their debt. So we think it's a
8 strong PILOT compared to other
9 places but hard to completely
10 compare apples to apples since other
11 PILOTs are covering different
12 things.

13 COUNCILMAN HARRITY:

14 Okay. I heard my buzzer ring so
15 I'll wait until the next round. But
16 also, I just want to make sure that
17 I voice the fact that I am also
18 concerned like my colleague Isaiah
19 Thomas with the 1.6. I don't
20 believe that's enough. I've stated
21 that in meetings. I'm glad that
22 we're looking at grants for it, but
23 I believe we need to look at that
24 number. Thank you.

1 COUNCIL PRESIDENT

2 JOHNSON: Okay. Thank you very
3 much. We will recess until 1:45.
4 See everybody back.

5 (Lunch recess.)

6 COUNCIL PRESIDENT

7 JOHNSON: This hearing is now called
8 to order.

9 The Chair recognizes
10 Councilmember Katherine Gilmore
11 Richardson.

12 COUNCILWOMAN GILMORE

13 RICHARDSON: Thank you. Thank you
14 so much, Council President.

15 And thank you -- okay.

16 COUNCIL PRESIDENT

17 JOHNSON: Council will be at ease.

18 (Council at ease.)

19 COUNCIL PRESIDENT

20 JOHNSON: I'm asking any sidebar
21 conversations can you just please
22 take it outside the chambers.

23 The Chair recognizes

24 Majority Leader Katherine Gilmore

1 Richardson.

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Okay. Can you hear me
4 now, Pres?

5 COUNCIL PRESIDENT

6 JOHNSON: (Gestured affirmatively).

7 COUNCILWOMAN GILMORE

8 RICHARDSON: Excellent. All right.
9 Thank you all so much and thank you
10 to the Administration for your
11 testimony. I wanted to go back to
12 the EOP. Okay. First, I'll start
13 with the review of the Economic
14 Opportunity Plan that you all have
15 listed as an exhibit to the SDA term
16 sheet. I have some questions
17 regarding the monitoring and
18 compliance.

19 That's in Section 8
20 beginning on Page 16 of the exhibit
21 and then the Remedies, Section 9 and
22 Reporting of Section 10. So under
23 the Monitoring and Compliance
24 section, I don't see any specific

1 requirements for frequency of
2 reporting to the Oversight Committee
3 and/or to Council.

4 It states that the
5 developer or the operator agrees to
6 cooperate with the committee and to
7 submit information upon request. I
8 think this language needs to be
9 clearer on requiring certain
10 information to be shared with the
11 Oversight Committee as well as
12 Council on a regular basis, so I
13 wanted to mention that.

14 Additionally, the section
15 on the Oversight Committee only
16 includes information on who will be
17 on the committee but it does not
18 state how frequently the committee
19 will meet or anything else about the
20 operation or governance of the
21 committee. Is there somewhere else
22 in the agreement that provides that
23 information about what we can expect
24 around the committee and the

1 committee's responsibilities?

2 And then will the
3 committee's meetings be open to the
4 public or will they make all their
5 information public or what's the
6 frequency on how they'll also
7 interact with Council and/or the
8 Administration so that we also
9 receive regular updates on the
10 project? And I just want to go
11 through my questions so I can get
12 them all in.

13 In the Remedies section,
14 it states that the
15 developer/operator will be required
16 to comply with all penalties as laid
17 out in Section 17-1600 of The
18 Philadelphia Code, but for the
19 process it states the following, and
20 I'm quoting: "No enforcement
21 action, remedy or penalty shall be
22 imposed or assessed until the after
23 the Oversight Committee has
24 conducted an investigation, the

1 developer/operator has been afforded
2 a meaningful opportunity to be heard
3 and the City has otherwise complied
4 with Chapter 17-1600 of The
5 Philadelphia Code and any other
6 applicable due process requirements
7 under the law."

8 And so, I wanted to know
9 how long on average does the process
10 take? How often has the City
11 enforced these penalties as it
12 relates to EOP compliance? How will
13 the City work with the committee and
14 with Council as a part of this
15 process to ensure we are enforcing
16 any penalties in a timely manner to
17 try to get to some level of
18 correction and/or improvement?

19 And then finally -- and
20 I'll try to get as much as I can in,
21 Pres -- in the Reporting section I
22 see that the requirements laid out
23 for monthly updates during
24 construction, quarterly updates

1 during operations and then an annual
2 report. It states that all
3 quarterly and annual reports must go
4 to OEO, but I wanted to add in and
5 City Council. And I don't see the
6 same requirement listed for monthly
7 reporting, if you could tell me why.

8 And then how will monthly
9 updates be used for realtime
10 tracking? Meaning, not monthly
11 updates but realtime reporting
12 updates. And how will the committee
13 be able to really work with the
14 developer/operator to achieve all
15 the goals as opposed to just
16 overseeing and then addressing
17 everything on the backend?

18 And I ask because -- and
19 I have a few more questions after
20 that and I'll wait until the next
21 round -- but I served on an EOP
22 Oversight Committee for a project at
23 St. Joseph's University when I was
24 the former staffer for former

1 Councilmember Blondell Reynolds
2 Brown. And so, I have very intimate
3 knowledge of this type of oversight
4 in this process, and I do think that
5 we don't have enough realtime
6 tracking within the documents that I
7 have been able to review thus far.

8 So if you all could just
9 speak to that, and then I'll come
10 back on the next round with some
11 more granular questions relative to
12 the EOP.

13 CITY SOLICITOR GARCIA:

14 Okay. Great. Thank you,
15 Councilmember. Nicole and I are
16 going to tag team here and try to
17 remember all of your questions. As
18 far as reporting, so that is on my
19 Page 18, you're right that there are
20 monthly reports during the
21 construction period, but then on the
22 ongoing period, right, where things
23 are operating and stable, it does
24 move to quarterly reports and then

1 there are annual reports.

2 The matters that they
3 have to report are included in that
4 really long list of good faith and
5 good faith efforts, which is on
6 Pages 12 to 13. That lays out the
7 documents that they are going to
8 have to produce to the Oversight
9 Committee as well as the overall
10 reports on the numbers. And I'll
11 let Nicole pick up in a minute.

12 As far as the Oversight
13 Committee, you're right, there is
14 not governance built in here. It is
15 anticipated that the members will be
16 chosen in Calendar Year 2025 and
17 they will work to create their own
18 governance structure. The Chair is
19 chosen by the Mayor and there is
20 someone from City Council on there.
21 So I do not know how that person
22 will report back to Council. I can
23 consider that your business.

24 COUNCILWOMAN GILMORE

1 RICHARDSON: Sure.

2 CITY SOLICITOR GARCIA:

3 With your good faith efforts.

4 COUNCILWOMAN GILMORE

5 RICHARDSON: Okay. I wanted to just
6 be respectful of the clock and I did
7 hear the clock. Council President,
8 may I just respond back?

9 COUNCIL PRESIDENT

10 JOHNSON: (Gestured affirmatively).

11 COUNCILWOMAN GILMORE

12 RICHARDSON: Okay. So I think my
13 concern is that we need regular
14 reporting to Council. Even though
15 we would have a member on the
16 committee, that that information
17 would go to the Council President
18 for dissemination to all members of
19 Council.

20 CITY SOLICITOR GARCIA:

21 Sure.

22 COUNCILWOMAN GILMORE

23 RICHARDSON: In addition to that,
24 all the information that we should

1 be receiving or that the committee
2 would receive should also go to the
3 Council President and will be
4 disseminated to all members of
5 Council.

6 CITY SOLICITOR GARCIA:
7 Okay.

8 MS. THURMAN: So that's
9 exactly what's going to happen,
10 absolutely. So that -- that is
11 absolutely what is going to happen.
12 It will go to Council President and
13 Council President's Office and then
14 that will be disseminated to Council
15 in realtime.

16 COUNCILWOMAN GILMORE
17 RICHARDSON: Okay. And if you could
18 just respond on the record though
19 the frequency of the monitoring,
20 because you get into a situation
21 where you're conducting monthly,
22 let's say, onsite labor census as an
23 example, and after a month you could
24 be done with that particular

1 mechanical trade or skill or
2 whatever it is. I'm just, you know,
3 being realistic about a project.

4 And so, while you're
5 reporting it and we get the labor
6 census numbers back, that particular
7 trade could be finished at that
8 point. And so, then you'll say,
9 well, we tried, we tried to get
10 somebody but just couldn't do it,
11 but we did report it and we put it
12 in a report, so we did our part
13 there.

14 COUNCIL PRESIDENT
15 JOHNSON: I just want to do a point
16 of information, and I've done
17 diversity, equity, inclusion 50
18 percent on pretty much most of the
19 major development projects in my
20 District rather the Bellwether
21 District, which is the former Sunoco
22 Refinery, Pennovation, Live Casino,
23 but I am talking to contractors and
24 developers and the trades regarding

1 the best-faith-good-effort approach
2 where you can say, I tried to get
3 these individuals Black and Brown to
4 participate and we can't find them,
5 and then just move on.

6 And so, that would be
7 something we would want to work with
8 you from an enforcement standpoint
9 to make sure we're holding people
10 accountable and then also the
11 penalties. I would be remiss if I
12 didn't mention that there was a
13 company that I think we abolished
14 from doing work, I think, where they
15 were acting like they were a
16 minority company but it was a White
17 woman front company, right. They
18 were doing asphalt work and they had
19 it for generations and generations
20 and generations. And just making
21 sure we're on the forefront in terms
22 of penalties and the enforcements of
23 actually abolishing folks from
24 usurping what we're trying to do the

1 right way in this process.

2 CITY SOLICITOR GARCIA:

3 Yeah, and that's a good point. So
4 just quickly, we hear you on best
5 and good faith efforts. They could
6 just say we tried, right, and
7 there's no pipeline. But that's why
8 we've been very specific as to the
9 information that they have to
10 submit, that everybody on the
11 committee will be going through with
12 a fine tooth comb, your designee,
13 the Mayor's designee, there's
14 someone from Law Department, someone
15 from OEO. This EOP is more specific
16 than any other EOP we have seen.

17 And I'll turn it to
18 Nicole because I want to talk about
19 the enforcement, which was just your
20 question, Councilmember, as well.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Thank you. And I just
23 wanted to add in there if you can
24 speak to if there is a diversity

1 strategic plan required for the
2 operation of this facility?

3 MS. STOKES: Okay. I'm
4 going to try and get to everyone's
5 questions. Please let me know if I
6 miss anything. As far as the
7 reporting just to double-back, I
8 want to make sure that it's clear,
9 they are required to provide a
10 report to the committee, right, that
11 has that make-up. And that report
12 comes from an EOP monitor which they
13 are required to have by this plan.

14 That EOP monitor has to
15 be an independent party, meaning
16 that they're not biased to the
17 Sixers and they're not biased to us,
18 and that's going to be the person
19 that is reporting in realtime,
20 that's collecting information,
21 that's giving these reports --

22 COUNCILWOMAN GILMORE

23 RICHARDSON: What do you mean
24 realtime? Can you clarify? What do

1 you define as realtime?

2 MS. STOKES: So an EOP

3 monitor by trade, from what I

4 understand and from talking to

5 industry experts, is supposed to be

6 on the ground and they're going to

7 the actual sites. They're taking

8 inventory of who is on the actual

9 site, who is within the actual

10 workforce. And I can take it as a

11 takeaway to follow up with you guys

12 to see how often that the EOP

13 monitor by trade, but I do know that

14 they are someone that goes weekly, I

15 believe.

16 COUNCILWOMAN GILMORE

17 RICHARDSON: Right, and not just

18 that they're going out every day but

19 that we're receiving the information

20 and the data on an everyday basis so

21 that we could proactively monitor

22 what is happening.

23 MS. THURMAN: Absolutely.

24 And one of the things that we pride

1 ourselves on is empowering the tool
2 of transparency. We are not an
3 Administration that's going to say
4 we tried. That doesn't work for us.
5 And that is not indicative of Mayor
6 Parker and the precedent that she
7 set as the first woman and as an
8 African American woman in this role.
9 We tried won't cut it.

10 We know that from an
11 economic mobility perspective we
12 tried won't cut it. So we
13 absolutely agree with you, Majority
14 Leader Gilmore Richardson, there has
15 to be ongoing enforcement because
16 there are things that are moving on
17 a daily basis with regard to this
18 project. So, absolutely, this is
19 not going to be one of those we'll
20 take it under advisement.
21 Absolutely, that we have to empower
22 the tool of transparency ongoing on
23 a regular basis to ensure that
24 reports don't come out after the job

1 is done and then too late and then

2 we're reduced to we tried.

3 Absolutely, we agree with you.

4 COUNCILWOMAN GILMORE

5 RICHARDSON: I will come back on the

6 second round to be respectful of the

7 clock and also of my other

8 colleagues who are seeking to ask

9 questions. And I will also

10 submit --

11 MS. THURMAN: We did have

12 another question around enforcement.

13 COUNCILWOMAN GILMORE

14 RICHARDSON: Right, but just let me

15 put this on the record real quick

16 because we're limited on time.

17 MS. THURMAN: Yes, ma'am.

18 COUNCILWOMAN GILMORE

19 RICHARDSON: I will come back

20 around. I will submit every

21 question in writing for written

22 response so that we all have it in

23 writing because I know the quick

24 nature of this process. But also, I

1 want to be very clear that there are
2 certain things that I know me
3 personally, I'm going to speak for
4 Katherine, that I must see in this
5 term sheet as a part of this EOP
6 process in order for me to be
7 satisfied with anything around EOP
8 and diversity, equity and inclusion
9 goals. It's mandatory.

10 It is not something that
11 we can get around or talk around in
12 any way at this point in this
13 process, particularly as the City of
14 Philadelphia. So I just want to put
15 that on the record as it relates to
16 the EOP portion of this. And then
17 I'm going to circle back on the next
18 round of questions relative to the
19 last point I had in the last round
20 regarding the difference in the
21 Community Benefits Agreement and the
22 charitable donations.

23 I do not agree that this
24 is the best deal. I don't agree.

1 Because I was here actually as a
2 very young intern when the Wells
3 Fargo -- I'm sorry, when Citizens
4 Bank and Lincoln Financial Field was
5 negotiated, and we received from
6 that deal alone just \$60 million
7 over the 30 years for the Children's
8 Fund. 1 million per team per year
9 for 30 years. Just that
10 contribution was \$60 million. That
11 is not included here. And it does
12 say this on Page 18 of the
13 comparison sheet, but it's not
14 included. It's not included
15 so we'll come back --

16 MS. THURMAN: So we will
17 go over the economic impact when we
18 come back to that. We would like to
19 respond to the question around
20 enforcement.

21 MS. STOKES: So I know
22 that that is a huge topic as it in
23 regard to EOPs when it comes to
24 enforcement. To your point, the

1 City has recently debarred a
2 contractor and that decision we just
3 got back still stands. And so, they
4 were acting as a passthrough entity
5 and we did debar and the court did
6 affirm us. Will it go to appeal?
7 Who knows, but for right now our
8 decision stands.

9 And so, in this EOP there
10 are numerous penalties that are
11 enforceable in conjunction with the
12 Sixers. But I also would like to
13 note for Council because I know that
14 this is very important to you guys
15 and important to us as well. But
16 Council under 17-1600, they may by
17 resolution adopt a public hearing to
18 determine if there are reasonable
19 grounds that a contractor has failed
20 to comply and withholding of payment
21 would be appropriate remedy for such
22 failure.

23 They have that and then
24 they have also -- they can also

1 adopt by resolution a public hearing
2 that if failure is established the
3 contract termination, suspension or
4 debarment shall be the remedy for
5 such failure. And so, in the event
6 that you guys do want to call a
7 hearing, that is an option that is
8 available to you under 17-600.

9 COUNCIL PRESIDENT

10 JOHNSON: Thank you, Majority
11 Leader.

12 COUNCILWOMAN GILMORE

13 RICHARDSON: Thank you, Council
14 President. I will come back on the
15 second round. And I will also
16 ensure that I prepare the
17 information regarding realtime data
18 tracking to be included in the
19 legislation.

20 MS. THURMAN: Thank you.

21 MS. STOKES: Thank you.

22 COUNCIL PRESIDENT

23 JOHNSON: Thank you.

24 The Chair recognizes

1 Councilmember Quetcy Lozada.

2 COUNCILWOMAN LOZADA:

3 Thank you, Council President. We've
4 heard a lot about the EOP. And in
5 my meetings with different people --
6 we've heard a lot about the EOP and
7 in my meetings with different
8 people, I am concerned that there
9 are two EOPs, right. There is an
10 EOP that was negotiated by the
11 Administration and there's an EOP
12 that was negotiated by the African
13 American Chamber.

14 And so, my question is,
15 is there actually two EOPs? And if
16 so, which one will be prioritized,
17 right? And how are we going to
18 ensure that the EOP that is
19 prioritized actually delivers on its
20 goals, particularly reaching
21 historically underrepresented
22 communities, because the EOP that
23 was negotiated by the African
24 American Chamber is very specific to

1 Black-owned businesses, right, or to
2 opportunities for African Americans.

3 And so, you know, this is
4 a diverse city. There are many
5 other cultures who are entrepreneurs
6 and who deserve to be included in
7 this equal-opportunity-for-all
8 situation.

9 MS. THURMAN: Thank you,
10 Councilmember. I want to make sure
11 that I'm very clear. There's only
12 one Economic Opportunity Plan.
13 There's only one, and that's the
14 Economic Opportunity Plan that we
15 introduced that Nicole spoke to. So
16 I'll now turn it over to Nicole.
17 But I want to be very clear there's
18 not one and then another. There's
19 only one Economic Opportunity Plan,
20 and it's an Economic Opportunity
21 Plan to benefit all.

22 COUNCILWOMAN LOZADA:
23 (Inaudible). So before you respond,
24 in my meetings very specifically

1 with the 76ers they said, yes, we
2 negotiated a 40 percent agreement of
3 the day-to-day operations with the
4 African American Chamber to go
5 specifically to Black-owned
6 businesses. When I met with the
7 Chamber, they also confirmed, yes,
8 we negotiated 40 percent of the
9 operation day-to-day opportunities
10 to go to specifically Black-owned
11 businesses.

12 And so, you know, yes,
13 there's 60 percent, but that 40
14 percent is not going to be able to
15 carry that arena. And so, I am
16 under the impression and having
17 talked to others that that 60
18 percent will go to sponsors,
19 sponsors that don't look like me,
20 right.

21 And so, representing a
22 District where 55 percent of the
23 people that live there look like me,
24 I need to figure out how do I

1 include people that look like me in
2 that equal opportunity for all?

3 MS. THURMAN: I want to
4 be clear there's not only one
5 Economic Opportunity Plan, but we
6 have engaged the Diverse Chambers.
7 So you mentioned the African
8 American Chambers, but there are
9 other Chambers that we've engaged
10 around this plan and we will
11 continue to work with them to ensure
12 that their interest, their members,
13 what they're asking for is
14 represented here and that
15 accountability will not change.

16 So we've met with the
17 Hispanic Chamber. We've met with
18 the Diverse Chambers, so just wanted
19 to be very clear on that. But to
20 the question around the Economic
21 Opportunity Plan and whether there
22 are multiple Economic Opportunity
23 Plans, absolutely not. There's only
24 one Economic Opportunity Plan. I'll

1 kick it over to Nicole --

2 COUNCIL PRESIDENT

3 JOHNSON: Can I -- it's a point of
4 information just for clarity. And,
5 Tiffany, this may be something we
6 have to follow up with regarding the
7 Sixers in general. But there is an
8 agreement between the Sixers and the
9 African American Chamber around
10 concessions, the concessions stands,
11 the concessions operators, right.
12 There's like a training program
13 particularly focusing on those who
14 operate the concessions.

15 And I think we've had
16 this conversation, but we're going
17 to put it all on the record as well.
18 But the focus is particularly for
19 African Americans, the 40 percent
20 commitment. And we have allies as
21 well, Black and Brown allies with
22 Councilwoman Quetcy Lozada and
23 others who have an interest in
24 making sure that they're included --

1 Mark, don't laugh -- they're
2 included in making sure that they
3 have a seat at the table regarding
4 this particular process. And so
5 far, that commitment is only between
6 the Sixers and the Chamber. And I
7 think that's where lies the rub,
8 clarity.

9 CITY SOLICITOR GARCIA: I
10 would just be curious to see any
11 agreement because to me, I question
12 the legality of having a specific
13 target like that under Supreme Court
14 jurisprudence. I have not had the
15 ability to look at it or opine as to
16 my perspective on that.

17 COUNCIL PRESIDENT
18 JOHNSON: All right. Well, for the
19 record then maybe the Sixers when
20 they come in tomorrow they will talk
21 about their partnership with the
22 African American Chamber
23 specifically as opposed to the whole
24 collective diverse group as a whole

1 as well.

2 MS. THURMAN: I just want
3 to state that for the Administration
4 we're working with all the Diverse
5 Chambers, including the African
6 American Chamber.

7 COUNCIL PRESIDENT

8 JOHNSON: For the record, good.

9 COUNCILWOMAN LOZADA:

10 Okay. What I don't want is for us
11 to say, well, the African American
12 Chamber is checking off all the
13 boxes here to be able to deliver on
14 those, that diversity commitment
15 that we're making. And so, because
16 we're relying on that agreement,
17 we're going to -- we're not going to
18 allow for those other ethnic groups
19 to have that opportunity, right.

20 I --

21 MS. THURMAN: And what
22 we --

23 COUNCILWOMAN LOZADA: --
24 want to make sure that it is in

1 black and white that when we're
2 talking about equal opportunity for
3 all, that that equal opportunity
4 looks as diverse as this city is.

5 MS. THURMAN: And when we
6 came here, right, because we know
7 that there were negotiations and
8 work done long before we got here,
9 but when we came here what we said
10 was that we're not going to be
11 pulled into a fight. We're not
12 going to be pulled into a fight
13 between one Chamber and the other,
14 between one diverse group or the
15 other. We want the whole pie.

16 I've said that on the
17 record before when I was here
18 earlier in the spring talking about
19 our budget. And that One Philly
20 budget and this deal is the same
21 thing. We want to make good on our
22 promise and that includes everyone.
23 That includes all the Diverse
24 Chambers, but we're not going to get

1 pulled into a situation as an
2 Administration where we're pitting
3 one Chamber over the other.

4 So we've met with the
5 Asian Chamber. We've met with all
6 of Diverse Chambers, but I'll kick
7 it over now to Nicole to talk more
8 about our Economic Opportunity Plan.

9 COUNCILWOMAN LOZADA: I
10 appreciate not getting pulled into a
11 fight with the Chambers, but you all
12 have allowed a fight to be created
13 as a result --

14 MS. THURMAN: I --

15 COUNCILWOMAN LOZADA: --
16 wait a minute. And it may not be
17 the Administration directly, but
18 because the 76ers have continued the
19 conversation or have made this
20 agreement with a specific Chamber,
21 you have now put the Diverse
22 Chambers into a position where they
23 are going to fight with each other,
24 right, or where they are going to

1 have to try to advocate for the
2 specific group that they represent,
3 right, which is why I'm saying how
4 do we get to a place where we're
5 very clear about what agreement is
6 the agreement we are going to abide
7 by.

8 MS. THURMAN: That's why
9 we have walked through step-by-step
10 the Economic Opportunity Plan, all
11 aspects of the Economic Opportunity
12 Plan with every Chamber. We've
13 empowered the tool of transparency.
14 Our process is our process. We
15 don't shrink back on our process.
16 We don't do well in defense mode.

17 What we make sure is that
18 what we say we're going to do in
19 terms of making good on our promise,
20 that we will do that. And we'll
21 continue to do that. We won't
22 shrink back. And I'll now kick it
23 over to Nicole.

24 MS. STOKES: Okay. So to

1 Tiffany's point -- I'm sorry, to the
2 Chief of Staff's point, minority as
3 I was going over it before for
4 Councilman Thomas is included. And
5 when it says it's African American,
6 it's Hispanic, it's the Caribbean
7 Islands, Asian American, Native
8 American, Pacific Islanders, so all
9 of that is clearly delineated and
10 included in this plan. As a result,
11 everyone should have an opportunity.

12 And I don't want this EOP
13 to be painted as it's going to be an
14 opportunity for some and not others.
15 All of the minorities were
16 specifically included in this plan
17 as far as local workers as well.

18 CITY SOLICITOR GARCIA:
19 And may I -- I have a little bit of
20 an itch so I want to say one more
21 thing. There are a lot of pipeline
22 programs that are funded with the
23 CBA and that we already have in
24 Commerce and other departments and

1 they are not race-specific, right.
2 The pipeline needs to be built for
3 everybody. And to the extent that
4 we are all making good on our
5 progress with building that
6 pipeline, it will create this pool.

7 So I just want to be
8 clear with all of those, there will
9 not be targeting towards a specific
10 race in this city. It's economic
11 opportunity for all in these
12 programs.

13 MS. STOKES: I'd also
14 like to note that, for example, we
15 leaned on industry experts. And one
16 of the examples that they gave us
17 was that a lot of times even with
18 apprenticeship programs, they
19 struggle with placement outside of
20 the apprenticeship program just
21 because there is no opportunity for
22 those apprentices to develop. And
23 so, they have a retention problem
24 once apprentices matriculate from

1 the programs.

2 And so, this EOP, right,
3 puts us in a position to create more
4 opportunity for the apprentices that
5 matriculate from those programs
6 because these are places in which
7 there are requirements that diverse
8 workers and businesses are included.

9 COUNCILWOMAN LOZADA: In
10 reading your handout here, that 50
11 million in the CBA can you tell me
12 how that's going to be divided and
13 who's going to manage that
14 distribution?

15 CITY SOLICITOR GARCIA:
16 I'll tell you who's going to manage
17 it. It will be our friend over here
18 Mr. Dubow. It will be Budget and
19 Finance, some combination. And so,
20 it will be the City.

21 COUNCILWOMAN LOZADA: And
22 how is it going to be divided?
23 Who's getting that and how much is
24 each entity getting?

1 MS. BRYANT: Thank you,
2 Councilmember. Sophie Bryant. So
3 one of the exhibits that the
4 Councilmembers have is the CBA
5 allocation listing and also a
6 payment schedule. And you'll see in
7 the allocation listing that we've
8 divided it into two different
9 sections.

10 One section for citywide
11 investments and one section for
12 investments that are responsive to
13 Chinatown and adjacent communities,
14 and we can run through the
15 individual line items. What you'll
16 see on each line is what's a
17 description of the purpose of the
18 spending. So, for instance, \$3
19 million to subsidize use of public
20 transit, how much money in total and
21 then what the payment schedule is.

22 So I'm just going to make
23 up the numbers here because I don't
24 have it, I'm not to the right page,

1 but \$3 million, \$1 million a year
2 starting in the year the Arena
3 opens. As the City Solicitor said,
4 the vast majority of those dollars
5 are going to come to the City so we
6 can ensure that they're put to the
7 exact purpose that's specified in
8 the CBA.

9 A few of the dollars
10 would go straight to the Sixers, so
11 those are dollars for things like
12 free tickets for public and charter
13 school students to go to games and
14 also community use of the arena. So
15 we can -- I'm happy to go through if
16 you want to sort of go into some
17 detail about what the items are. We
18 can just flip to that page.

19 Okay. So starting in the
20 Chinatown and adjacent communities,
21 the total amount there is 21.6
22 million, and these are just an order
23 of dollar magnitude. So we'll start
24 with the biggest dollar and then

1 work our way down. So the largest
2 investment in that category, and
3 this is with Councilmember Squilla,
4 is the new Arena Services District.
5 It's a model that's sort of in place
6 down at the South Philadelphia
7 Sports Complex. And it is funded at
8 \$14.15 million and it's spread out
9 over 20 years. So it's basically a
10 sort of level funding amount, about
11 \$700,000 a year starting in FY26.

12 Next, we've got the
13 housing support, \$3 million. The
14 Director of Planning and Development
15 Jessie Lawrence mentioned at
16 \$3 million. The Business Disruption
17 Fund, which we've had lots of
18 conversation with, including with
19 Councilmember Thomas, at \$1.6
20 million. And just a couple more in
21 that Chinatown section, the
22 neighborhood security substation.

23 I think Council President
24 Johnson had asked some questions

1 about sort of security investments.
2 That's \$1.5 million. As Mike
3 Carroll mentioned, particularly
4 important on game and event days.
5 It's a place to collocate services
6 and responses from PATCO, SEPTA,
7 PPD, CCD, Jefferson security staff.

8 An expansion of the PHL
9 TCB cleaning program, that's funded
10 at \$1.25 million. And then
11 investments in two master planning
12 efforts, one for Chinatown and one
13 for Market East. And the idea
14 there, Councilmember, is to really
15 bring in the voice of community and
16 City planners and creating a broader
17 vision for both Chinatown and for
18 Market East as these significant
19 developments take part.

20 I'm going to flip now to
21 the citywide investments. That's
22 \$28.4 million. The largest
23 investment in that category, and
24 it's spread out, I'm being

1 (inaudible) here, for 14 years is
2 Extended Day, Extended Year
3 schooling.

4 And I think,
5 Councilmember, this sort of goes to
6 the Mayor's perspective on this
7 project and the development of
8 Market East is having citywide
9 impact. And the importance of
10 preparing our young people, our
11 folks who are not currently
12 connected to employment or
13 opportunity, our small businesses to
14 give the resources and supports and
15 training so that we can across the
16 city, including in your District,
17 leverage this opportunity. So
18 there's a \$7 million investment in
19 Extended Day, Extended Year.

20 There's 4.5 million for
21 City College Municipal Employment.
22 They're really a focus on workforce
23 development, preparing both workers
24 and small businesses to leverage the

1 opportunity created by the Arena.
2 We've got 3.75 million, and this is
3 what Chief of Staff Thurman was
4 mentioning, for the Diverse
5 Chambers, to work with their
6 constituencies to prepare them to
7 access the work both from the Arena
8 but also from that broader
9 development along Market East.

10 We've got that \$3 million
11 for public transit, \$3 million for
12 free tickets for traditional public
13 and school students. We've got \$2
14 million Power Up Your Business, an
15 existing program at Community
16 College of Philadelphia, here a real
17 focus from the Mayor on making sure
18 that those expanded offerings
19 demonstrate cultural competency for
20 the range of diverse constituencies
21 that would access them and also are
22 accessible to folks for whom English
23 is not a first language. We've got
24 1.5 million to expand the Sixers

1 Neighborhood Basketball League,
2 looking over at Councilmember Thomas
3 here.

4 We've got \$1 million for
5 a Business Barriers Fund. And,
6 Council, this is a real priority for
7 the Mayor. She's really sensitive
8 to the fact that for some small
9 businesses having to get bonding,
10 having to get insurance, having to
11 have sort of audited financials can
12 be a barrier to responding to
13 contracting opportunities, so her
14 idea here is let's pull together
15 some resources that are low barrier
16 for our small businesses so they can
17 get the credentials and sort of the
18 credentials that they need to access
19 contracting.

20 Just a couple more to go.
21 We've got \$1 million for
22 internships --

23 COUNCILWOMAN GILMORE

24 RICHARDSON: I don't mean to

1 interrupt. I sincerely apologize
2 for the interruption, but we are now
3 way past time for that round. And
4 so, I'm going to ask that you
5 conclude.

6 MS. BRYANT: Yes, ma'am.

7 COUNCILWOMAN GILMORE

8 RICHARDSON: Okay. And then we
9 will, Councilmember Lozada, ask that
10 you come into the queue for Round 2,
11 and we'll move on to the next member
12 because we have a number of members
13 in the queue. Okay. And remember,
14 we're supposed to have 3 minutes for
15 this round. All right.

16 Councilmember Lozada, are
17 you okay?

18 COUNCILWOMAN LOZADA: I'm
19 good. Thank you.

20 COUNCILWOMAN GILMORE

21 RICHARDSON: Are you good? Okay.

22 The Chair now recognizes
23 Councilmember Ahmad.

24 COUNCILWOMAN AHMAD:

1 Thank you, Madam Chair.

2 I just wanted to
3 reiterate something that my
4 colleague Councilmember Nic O'Rourke
5 brought up. And this is really
6 about a request for critical
7 transaction documents relating to
8 the proposed Arena ordinance.

9 A large scale development
10 project in a city is a significant
11 opportunity to build the economic
12 base of a city. It is especially
13 important now as we are coming off
14 the global pandemic, its long-term
15 impact on Philadelphia's office
16 market and the consequent economic
17 headwinds facing that subsector.
18 That is sure to result in depressed
19 property valuation and create cities
20 budget challenges, but with such
21 growth opportunities come
22 significant challenges as well.

23 As a member of City
24 Council, I remain committed to the

1 economic well-being of our residents
2 and I'm dedicated to bolstering the
3 financial foundation of our city. I
4 believe that as a legislative body
5 we have a responsibility and a duty
6 to review all ordinances authorizing
7 such large scale developments
8 carefully and perform due diligence
9 to ensure that impacted communities
10 issues are duly considered. This
11 includes Chinatown, the Gayborhood,
12 the Washington Square West
13 communities and other impacted
14 areas.

15 We must balance prospects
16 of economic growth with the needs of
17 the community that will face social
18 and economic consequences and the
19 fiscal impact as well as the fiscal
20 impact on City finances. The
21 proposed Arena ordinances must be
22 analyzed with thorough scrutiny to
23 safeguard Philadelphia's interest.
24 And, therefore, we must have a full

1 understanding of the financial legal
2 and operational terms of the
3 ordinances.

4 I had last week requested
5 some key documents from the Mayor's
6 Office that are integral to Bill No.
7 240966, the basis of which is the
8 passage of the ordinance that will
9 deliver amongst its many benefits,
10 "the traction and retention of
11 professional sports franchises which
12 encourages, fosters and stimulates
13 such health safety and general
14 welfare and economic development,
15 stability and prosperity for the
16 people of the city."

17 The primary document
18 being requested was the sublease and
19 development agreement SDA, which is
20 together the Arena lease. The SDA,
21 the Sublease and Development
22 Agreement, fall within the
23 definition of contracts involving
24 significant public interests.

1 By omitting these
2 documents from the package provided
3 to City Councilmembers, the City is
4 not fulfilling its obligation to
5 present all relevant agreements to
6 the Council's review and approval.
7 There are 297 references to the term
8 Arena lease in Bill No. 240966 with
9 specific references to sections and
10 articles within which the full
11 details of the provisions lie.

12 The Arena lease agreement
13 is a complex financial arrangement.
14 It creates long-term obligations and
15 potential liabilities for the City
16 which must be scrutinized by City
17 Council before any such approval.
18 And the City Solicitor's response
19 that this was a binding document,
20 the term sheet that was provided was
21 a binding document.

22 Term sheets are by
23 definition an outline of business
24 terms that are negotiated between

1 parties based on which legal
2 contracts like a sublease is
3 prepared. To represent that a
4 sublease is the same as a term sheet
5 is unacceptable. The term sheet
6 does not legally bind parties and
7 that is why the term sheet for the
8 SDA that was provided with the
9 ordinance package as Exhibit B does
10 not have the parties identified and
11 not signatories either. It's merely
12 basic terms and conditions of a
13 potential business deal based on
14 which the sublease is to be
15 constructed, including requiring
16 elements and sections.

17 So lacking this
18 specificity, we are in need of this
19 and here are the reasons why: The
20 critical terms regarding financial
21 safeguards restriction on maximum
22 debt amount, this is a financial
23 stack we have not seen, requirements
24 for minimum equity investments.

1 Performance obligations and risk-
2 sharing measures can only be
3 assessed with the complete and
4 executed or advanced negotiated SDA.

5 I know they're in work
6 right now, but they can provide us
7 some more detail and give us the
8 negotiated SDA. Without the full
9 SDA, it is impossible to determine
10 the important safeguards, and
11 commercially reasonable provisions
12 exists such as requirement for
13 audited financial statements from
14 the tenant limitation in structure
15 of capital stack, debt and equity
16 minimums and maximums and securing
17 City's approval before placing
18 leasehold mortgage, termination
19 provisions and cost recovery --

20 COUNCILWOMAN GILMORE

21 RICHARDSON: Colleague.

22 COUNCILWOMAN AHMAD: --

23 explicit mention of penalty

24 causes --

1 COUNCILWOMAN GILMORE

2 RICHARDSON: Colleague.

3 COUNCILWOMAN AHMAD:

4 Yeah, I'm wrapping up.

5 COUNCILWOMAN GILMORE

6 RICHARDSON: I apologize --

7 COUNCILWOMAN AHMAD: I'm

8 wrapping up.

9 COUNCILWOMAN GILMORE

10 RICHARDSON: Thank you.

11 COUNCILWOMAN AHMAD: And

12 we can go on. I'm going to -- this

13 has already been submitted to the

14 Mayor. I'll submit it to Council

15 President, this entire document. To

16 say that we must get this

17 information before we're able to see

18 what our liabilities are going to be

19 not just now but in the future.

20 Thank you, Madam Chair.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Thank you,

23 Councilmember Ahmad. And I

24 apologize for the interruption, but

1 I want to make sure we get everybody
2 in the queue.

3 So if you all could take
4 a moment to please just respond to
5 that very quickly and then we'll
6 move on to Councilmember Squilla.

7 MS. THURMAN: We received
8 a request and we met with you. And
9 I'll turn it over to our City
10 Solicitor on her response that you
11 were affirmative about.

12 COUNCILWOMAN AHMAD:
13 (Inaudible).

14 CITY SOLICITOR GARCIA:
15 Thank you, Councilmember. As I
16 stated before, the SDA is not in
17 final form until the term sheet is
18 finalized. And I disagree with you
19 that the term sheet is not binding.
20 It is actually what will be voted on
21 by City Council and will be binding
22 on both parties. And actually there
23 cannot legally be any mismatch
24 between the term sheet and the SDA.

1 Further, I got your
2 letter and I will respond
3 accordingly. But I'm happy for any
4 Councilmember to brief you
5 conceptually as to any of the
6 questions or concerns that you have,
7 which I think will be more fruitful
8 given the very technical nature of
9 the sublease. Thank you.

10 COUNCILWOMAN AHMAD: Yes.
11 Thank you. Because while you have
12 summation in the term sheet, we need
13 to look at the underlying stack.
14 And if you're able to provide that,
15 wonderful. That's all we're ask --
16 that's all I'm asking, to be able to
17 see how fiscally sound and what are
18 we on the hook for not just now but
19 30 years later. So that's really
20 what I want to get at. Thank you.

21 COUNCILWOMAN GILMORE
22 RICHARDSON: Thank you. Thank you
23 so much, Councilmember Ahmad.

24 The Chair now recognizes

1 Councilmember Squilla.

2 COUNCILMAN SQUILLA:

3 Thank you. I'll be brief. I know a
4 lot of people have a lot more
5 questions. But as we talk about
6 enforcement, and I know, Renee, you
7 had mentioned that the Solicitor's
8 Office will oversee enforcement of
9 the CBA and legislation.

10 If there is violations in
11 anything to do with the CBA or
12 legislation, how would that be
13 enforced and what would be the
14 remedies to make sure that they are
15 adhering to what is agreed on?

16 CITY SOLICITOR GARCIA:

17 Sure. Violations of the CBA or the
18 EOP or any of these other documents
19 are violation of the sublease,
20 right. And the sublease has a ton
21 of remedies for -- it could be
22 specific performance, it could be
23 injunction, it could be damages.
24 But for the CBA specifically, I can

1 file a direct breach of contract
2 action which will be much quicker.
3 I can get into court very quickly
4 and file that. It's a pretty simple
5 lawsuit, so that's likely the way I
6 will go.

7 But all of these
8 documents tie together and a
9 violation of any of them is a
10 violation of the sublease.

11 COUNCILMAN SQUILLA: But
12 there would have to be legal action
13 taken by the City at that point for
14 that violation. It wouldn't be left
15 to anybody else to file a CBA
16 violation or a violation against the
17 legislation?

18 CITY SOLICITOR GARCIA:
19 It would be in the Solicitor's
20 Office, yes.

21 COUNCILMAN SQUILLA:
22 Okay. All right. And another
23 question I had quickly on how we as
24 a City look at these CBAs -- and I

1 guess, Tiffany, for you, and I know
2 we heard questions from members
3 throughout -- obviously there's
4 concerns and this is what the
5 legislative process is for, to make
6 sure that all Councilmembers are
7 heard during this process. What
8 would be the -- if Council came to a
9 conclusion that they needed
10 additional dollars say in the
11 Business Interruption Fund or
12 additional dollars, is that
13 something we could work with the
14 Administration and with the 76ers in
15 order to make that happen as part of
16 this agreement?

17 MS. THURMAN: We have
18 worked with you in fact, right, on
19 the Arena Services District. So I
20 think through our actions from the
21 time that we got here to when we
22 came out and said that we reached a
23 deal, to even now with regards to
24 the CBA and the changes that we've

1 made to reflect a \$14.1 million
2 investment in Arena Services
3 District, we want to ensure that we
4 make good on our promise but that we
5 maximize the limited funds that we
6 have, so the 50 million.

7 That's another reason why
8 we fought for ensuring that most of
9 the funds were frontloaded, so
10 there's always, you know, we will
11 continue to work with you, with
12 Council.

13 COUNCILMAN SQUILLA: And
14 last question, as far as the lease,
15 the lease starts when? And I
16 believe it's when they give the
17 Arena to the City; is that correct?
18 And then after that point, explain
19 when does the Arena go dark. And
20 how can we make sure that the CBA if
21 there is a renewal of the lease,
22 there would be a renewal of the CBA
23 or a negotiation part of the CBA?

24 CITY SOLICITOR GARCIA:

1 After the first 30 years we'd have
2 to renegotiate the CBA.

3 COUNCILMAN SQUILLA:
4 When's it start? When does the
5 lease start?

6 CITY SOLICITOR GARCIA:
7 When does the sublease start?

8 COUNCILMAN SQUILLA:
9 Yeah.

10 CITY SOLICITOR GARCIA:
11 Before demolition. I mean, we're
12 going to sign it --

13 COUNCILMAN SQUILLA: So
14 is that 30 years -- so if it's in
15 2026 or 2027, so that 30 years would
16 start from then? They wouldn't be
17 playing for that time?

18 CITY SOLICITOR GARCIA:
19 I'm sorry if I'm not getting your
20 question. Maybe, Sam, you
21 understand the question better.

22 MR. RHOADS: The 30 --
23 Sam Rhoads with PIDC. The 30 years
24 would start in 2031 when the Sixers

1 are anticipated to start playing.

2 So the base term would be from 2031

3 to 2061 the lease would be expected

4 to be signed if and when --

5 COUNCILWOMAN GILMORE

6 RICHARDSON: Pardon me. We cannot

7 hear you. Please state your name

8 again for the record --

9 MR. RHOADS: I apologize.

10 COUNCILWOMAN GILMORE

11 RICHARDSON: -- and proceed with

12 your testimony. We have to ensure

13 the stenographer is able to get this

14 for the record.

15 MR. RHOADS: I apologize.

16 Sam Rhoads with PIDC. The base

17 lease term during which the Sixers

18 would be playing their games would

19 be 30 years starting in 2031. So

20 running through --

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Hold on one moment.

23 Pardon me. They're not able to hear

24 you.

1 MR. RHOADS: Okay. All
2 right. How are we doing now?

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Now, we're cooking with
5 gas. Okay.

6 MR. RHOADS: All right.
7 I'm still Sam Rhoads and I'm with
8 PIDC. And so, the lease has a
9 couple of different elements to it.
10 The base term or the term during
11 which the Sixers would be playing is
12 30 years. It's anticipated to start
13 in 2031 with that basketball season.
14 And so, therefore run through 2061.

15 We would expect that the
16 sublease would be signed if and when
17 this body approves the transaction
18 and commence before they commence
19 the demolition and construction
20 periods, so that would be on top of
21 the 30 years. So it's demolition
22 plus construction plus 30 years.

23 COUNCILMAN SQUILLA: All
24 right. And then renewal of the

1 lease, if they do want to extend it
2 at that point, is there any language
3 within the lease that makes sure we
4 have to go back to a CBA to look at
5 additional funding because there is
6 nothing past the original 30 years?

7 MR. RHOADS: That's
8 correct.

9 CITY SOLICITOR GARCIA:
10 That's correct, Councilmember. And
11 did I understand your ques -- were
12 you asking about the concurrence of
13 the lease and the CBA? So the CBA
14 starts before the lease. Is that
15 what you were asking?

16 COUNCILMAN SQUILLA: Yes.

17 CITY SOLICITOR GARCIA:
18 Yes.

19 COUNCILMAN SQUILLA: The
20 CBA starts before the lease so we
21 have to make sure that if we're
22 looking to do this through the
23 length of the lease, we have to make
24 sure that the resources are there

1 through those 30 years through '61,
2 so we might have to rework some of
3 those numbers also.

4 CITY SOLICITOR GARCIA:

5 Thank you, Councilmember.

6 COUNCILWOMAN GILMORE

7 RICHARDSON: Okay. Thank you.

8 Thank you so much, Councilmember
9 Squilla.

10 Before I go on to
11 Councilmember Landau, I just wanted
12 to stop there with a question that
13 Councilmember Squilla posed relative
14 to when the 30-year agreement would
15 begin, which would be 2031. So the
16 initial period would be 2031 to 2061
17 with the opportunity for 13 five-
18 year renewals; is that correct? How
19 many renewals is it and what's the
20 term period? Is it 13 five-year
21 renewals? I don't have my papers
22 right in front of me, but I remember
23 reading that.

24 MR. RHOADS: Yeah, I

1 think that's right. The whole thing
2 I think goes 99 years.

3 COUNCILWOMAN GILMORE

4 RICHARDSON: Right. So for
5 clarification though, once the time
6 would come to renegotiate for the
7 term what is the notice period? So
8 there's a clause inside of that, the
9 contract documents that talks about
10 the notice that the
11 developer/operator would need to
12 give to the City relative to the
13 amount of time they would have to
14 get back to us.

15 MR. RHOADS: Get back to
16 us with respect to?

17 COUNCILWOMAN GILMORE

18 RICHARDSON: Whether they're
19 renewing the lease or not.

20 MR. RHOADS: Renewing the
21 lease?

22 COUNCILWOMAN GILMORE

23 RICHARDSON: Right.

24 MR. RHOADS: So the terms

1 of the lease would stay in place
2 through the base term and then
3 through the extensions.

4 COUNCILWOMAN GILMORE

5 RICHARDSON: It's inside the
6 documents. I don't have my papers
7 here at the Chair's desk, but I
8 believe it says 10 days. I remember
9 reading that, Section 3.3. Could
10 you just clarify that? It's the tab
11 that says 10 years on the bottom --
12 10 days.

13 So it's Bill No. 240966,
14 Page 24. It's Article 3 Section 3.3
15 Renewal Terms. And it states,
16 Renewal terms subject to the rights
17 of the City and the Authority under
18 the article of this lease, following
19 the last day of the secondary term,
20 the term shall automatically extend
21 for 13 consecutive terms of five
22 years each followed by one term of
23 three years, each a renewal term,
24 unless the Authority notifies the

1 City in writing no later than 10
2 days prior to the exploration of the
3 secondary term or the then current
4 renewal term that Tenant has
5 notified the Authority that Tenant
6 has elected to not renew the term.

7 So if you all could just
8 speak to that because that was, I
9 think, part of what the
10 Councilmember's question was
11 relative to only a 10-day notice if
12 they would not renew the lease. I
13 remember reading that in that bill.
14 If you could speak to that.

15 CITY SOLICITOR GARCIA:
16 Okay. Thank you. We're just --
17 this is in the ground lease between
18 the City and PAID, right, which is
19 different than the lease between
20 PAID and the Sixers, yes.

21 COUNCILWOMAN GILMORE
22 RICHARDSON: Right. But if you
23 could speak to the 10-day notice. I
24 think -- Councilmember Squilla, I

1 don't want to overclarify what you
2 were asking.

3 COUNCILMAN SQUILLA: Two
4 things: One was there is two
5 separate leases, the ground lease,
6 right, and there's a go-dark
7 provision for that also, right, that
8 if there's so many events not
9 happening at that Arena, that would
10 consider go dark and then that's
11 when the Arena would, I believe, go
12 back to the owners of it so we're
13 not left with a dilapidated
14 property. They would then have to
15 maintain it and that lease would
16 then end.

17 But there's two forms.
18 One is the ground lease and one is
19 the lease between Sixers and PAID.
20 And then at that point do they
21 automatically get to renew that?
22 And if they don't notify us within
23 10 days, it's automatically renewed.
24 So if it's automatically renewed,

1 how's there an opportunity to re-up
2 a CBA or how's there an opportunity
3 to say, all right, what are we going
4 to do moving forward with the Arena?

5 MR. RHOADS: Yeah, that's
6 correct. The CBA is for this base
7 term. It does not continue through
8 into the extension terms.

9 COUNCILMAN SQUILLA:
10 Right, but we want it to. So we
11 would have to change that, correct?

12 MR. RHOADS: That would
13 be correct, it does not currently
14 accommodate that.

15 COUNCILMAN SQUILLA:
16 Thank you.

17 COUNCILWOMAN GILMORE
18 RICHARDSON: Okay. Thank you. And
19 thank you so much, Councilmember
20 Squilla.

21 The Chair now recognizes
22 Councilmember Landau.

23 COUNCILWOMAN LANDAU:
24 Thank you. Thanks for being here

1 and thanks for answering our
2 questions. What we've been hearing
3 in the questions and answers, that
4 there's still many unanswered
5 questions about some potential
6 costs, things like SEPTA, who
7 desperately wants, needs some
8 investment, and there's a question
9 about who's going to do it. I think
10 all eyes are towards the Sixers.
11 They should pay for it, right.

12 There's also been other
13 questions that have come up where
14 we're leaving it a question mark as
15 to who's paying for it, how we would
16 get additional money. Councilmember
17 Thomas brought up just the 1.6
18 million in businesses, that that's
19 not adequate. When will we know the
20 final -- when we have a full picture
21 of costs and when will you come back
22 to us to ask us about these costs?
23 That's the first question.

24 And I say this to also

1 echo we have very uncertain times
2 we're walking into now. As somebody
3 who worked for the City of
4 Philadelphia during the previous
5 Trump presidency, I remember about
6 facing much of the work that we were
7 doing and/or adding new resources to
8 it.

9 We have a lot of question
10 marks about what's going to happen
11 to us going forward and what funding
12 streams will stop or not. And I
13 then feel very uneasy about the
14 amount of question marks we have
15 here about who's paying for what and
16 what the full picture of the real
17 cost of this is.

18 And then I want to
19 follow -- I have a lot of questions,
20 but I'm going to stick with the CBA
21 I think at this moment to ask some
22 questions about assumptions that
23 were made about the housing
24 investment, that there's \$3 million

1 that's supposed to be seed funding
2 to be leveraged by other funding to
3 create more affordable housing.

4 Why the number 3 million?
5 What are the assumptions that were
6 made? To me it seems very low. It
7 also is creating housing up to 120
8 percent of AMI which is about
9 \$123,000 for a family of three,
10 which is awfully high. Do you have
11 any idea what the average annual
12 income is of someone in the
13 surrounding area, especially
14 Chinatown, as to whether or not they
15 would be able to afford this housing
16 that we're discussing? And I cannot
17 underscore enough how much I don't
18 think that is enough money at all
19 for housing.

20 And then I'll just pepper
21 one or two more while we're in here.
22 I have a lot of concerns also about
23 neighborhood gentrification that
24 will force homeowners and

1 individuals out but also a lot of
2 the necessary services and
3 nonprofits that we have in Center
4 City.

5 There are recovery
6 places. There are nonprofits that
7 support the LGBTQ community. There
8 are nonprofits that are supporting
9 victims of domestic violence. What
10 happens if the Arena causes
11 gentrification that pushes our
12 nonprofits out? What can we do?
13 Are there any protections for them
14 baked in here?

15 MR. RHOADS: I can -- the
16 first question, there were a series
17 of questions in there. But the
18 first one was a concern around
19 ambiguity of cost. And I want to be
20 clear in the term sheet that's
21 attached to the ordinance, the
22 Sixers are 100 percent responsible
23 for this project.

24 COUNCILWOMAN LANDAU: But

1 what about the things that we don't
2 have an answer for yet? SEPTA is
3 saying it's going to cost \$20
4 million easily, initial investment
5 to subsidize what they need to do
6 for the ridership. And everyone's
7 saying, we don't know yet who's
8 paying for it. We understand
9 they're still in conversation.

10 It's very concerning
11 we're being asked to do something
12 now when there's still so many
13 question marks about who's paying
14 for what in the future.

15 MR. RHOADS: As part of
16 the Sixers responsibility, they'll
17 be responsible for all impacts that
18 they have to the SEPTA station.
19 Improvements and things like that
20 over and above that would be
21 SEPTA's.

22 COUNCILWOMAN LANDAU:
23 SEPTA doesn't -- let's be honest.
24 SEPTA doesn't have the money for

1 this, so someone has to pay for it.

2 MS. THURMAN: So we'll
3 answer your questions around housing
4 affordability, Councilmember, and
5 neighborhood gentrification and
6 pushing out nonprofits.

7 MR. LAWRENCE: Hi,
8 Councilmember. Just to be clear, so
9 the master planning effort dedicated
10 to Chinatown -- I'm sorry. Jessie
11 Lawrence, Director of Planning and
12 Development. The 3 million that has
13 been called out again, it is
14 supposed to be seed funding so we
15 understand that that number doesn't
16 necessarily do the impact that would
17 solve the housing issue, which is
18 why it's supposed to be part of a
19 larger program that will more
20 comprehensively define where the
21 funding for housing would go.

22 We are tying ourselves to
23 a Chinatown commitment coming out of
24 that housing plan, making sure that

1 our master plan looks at
2 comprehensively not just housing but
3 how quality of life is to be
4 maintained, making sure that we are
5 eliminating barriers to maintaining
6 such, making sure that we are
7 minimizing any drivers of
8 gentrification, anything that goes
9 against maintaining the heritage and
10 cultural aspect there.

11 In terms of -- I'm sorry,
12 your other question was?

13 COUNCILWOMAN LANDAU:
14 It's about the nonprofits and the
15 nonprofit organizations in the
16 neighborhood that are necessary.

17 MR. LAWRENCE: Yeah.
18 Well, again that is part of the
19 grander plan which is making sure
20 that we are having this master
21 planning effort to make sure that
22 the stakeholders who are part of
23 that process are at the table to
24 guide us to make sure we understand

1 what the issues may be, what they
2 need to sustain themselves.

3 Again, we're looking at
4 different funding mechanisms in
5 addition to this and that's why they
6 are important to be part of that
7 conversation to make sure that they
8 can guide us to attach to the things
9 that we need to sustain.

10 COUNCILWOMAN LANDAU: I
11 have to pop in again just to say we
12 based all of this around certain
13 assumptions that I think will change
14 as of January 20th. We are basing
15 thoughts of funding streams and how
16 you leverage \$3 million based on a
17 past model that's going to change
18 dramatically. And I'm really
19 worried about the fact that we have
20 two pots of \$500,000 each, half a
21 million dollars each. One that's
22 going into Market East Master Plan
23 and one that's going into a
24 Chinatown Master Plan, but that

1 should have been done a long time
2 ago. How can we backend that?

3 We're supposed to again
4 approve plan and go forward, but why
5 does the approval come before the
6 plan? And the plan is based on
7 something we don't even know yet
8 because things are about to get
9 pretty bad.

10 MR. MONDLAK: I think I
11 could add a couple things. First,
12 the impacts from this won't happen
13 until at least 2026. And again, our
14 belief is that there's going to be
15 minimal shutdowns. And again, there
16 will be impacts for sure, but we
17 don't think they're going to be
18 anything as extensive as people keep
19 mentioning Market Street where the
20 whole street was shut down.

21 So these are going to be
22 minimal. The roads won't be closed
23 except for rare exception when they
24 need to deliver a crane or

1 something. By and large you're
2 going to be able to get through. So
3 there's not going to be dramatic
4 impacts. But we -- and again, we've
5 talked about a fund to be able to
6 help offset any problems that do
7 occur, but we need to -- we're
8 already starting to think through
9 how we're going to do a plan.

10 I don't know that the
11 million dollars is going to be
12 enough. I think that we will be
13 able to look to other partners to
14 help fund stuff. We have money that
15 we do plans that we might be able to
16 use internally. There's also plans
17 happening right now. The Stitch is
18 fully funded, like \$163 million, and
19 part of that is a plan.

20 And so, the work that's
21 getting done for that will be used,
22 but it's already going to be done,
23 it's already going to be paid for by
24 some other source. And of course,

1 all the work that the community has
2 already done and anything we've
3 done, the first step is to always
4 gather up all the known information.
5 And so, that has to be part of it to
6 make it as robust as possible to
7 address things that we're all
8 talking about here like traffic,
9 affordable housing, are there
10 affordable housing projects coming
11 off affordability that we can
12 stabilize, what properties does the
13 City own, what properties does
14 government in general own that we
15 can maybe look towards, an eye
16 towards making available. So that
17 would be an added contribution
18 that's not part of any of the
19 numbers we're talking about.

20 We also -- it's
21 interesting. We have a dichotomy
22 here. We have Chinatown worrying
23 about gentrification both in the
24 cost of housing but also the

1 affordability of commercial spaces.
2 And yet on Market Street we have a
3 dearth of available space. It's
4 unbelievable. Everybody probably
5 heard the Giant is closing at the
6 end of the year. Jessie has a
7 thorough analysis of every retail
8 space.

9 So between trying to
10 think thoughtfully about how we can
11 protect Chinatown from
12 gentrification but also make it easy
13 for that fear of business that's
14 coming in and going to take over to
15 guide them towards Market East where
16 we have endless space, unlimited
17 transportation, and I think that if
18 you do it smartly, you can steer
19 some of that and you can try to
20 minimize the impacts.

21 Can we guarantee there's
22 never going to be a negative impact?
23 Of course not. But I think by doing
24 as much planning, as much thoughtful

1 exercise, as much engagement, making
2 sure we collect all the ideas, we
3 collect all the problems, all the
4 concerns. And if we're thoughtful
5 and deliberate about it, I think we
6 can make significant impact in
7 making sure that the impacts aren't
8 as significant as people worry.

9 COUNCILWOMAN LANDAU: Can
10 I ask one last legal question just
11 to tie this CBA part up?

12 COUNCIL PRESIDENT
13 JOHNSON: (Gestured affirmatively).

14 COUNCILWOMAN LANDAU: But
15 for the record, I do not think 50
16 million is enough. Yes, thank you,
17 Renee. I know that you added to
18 this agreement, the ability that --
19 the entity that would enforce the
20 CBA or the EOP is solely the City,
21 the City Solicitor's Office, to take
22 the burden off RCOs or community
23 organizations from actually suing,
24 but I can imagine a scenario when

1 you know we fully trust you and know
2 you're all in and whatever but
3 you're not here, where we might want
4 a community organization to have the
5 authority to also file the lawsuit
6 if the City doesn't do it.

7 So I'd appreciate an or
8 clause being put in there that the
9 City could do it and then some
10 version or the community group to
11 give the community the enforcement
12 teeth that it needs just in case the
13 City doesn't do it for them. Thank
14 you.

15 CITY SOLICITOR GARCIA:
16 And I understand that sentiment, I
17 do. But it is solely in my shop to
18 do it because it would be
19 unmanageable if all of a sudden all
20 these nonprofits started suing and I
21 lost control over that, and it could
22 be that the Sixers gave money to the
23 City and then the City hasn't paid
24 out because maybe there's a tax hold

1 with that nonprofit, right. It gets
2 very uncontrollable very quickly.

3 And I do think that this
4 is -- from what we have seen, I do
5 think that this is the best way
6 because if a nonprofit tries to sue,
7 they will be bled. I mean, they're
8 up against a behemoth and I do think
9 the Solicitor's Office carries the
10 authority and I sincerely believe
11 that's the best way to go.

12 COUNCIL PRESIDENT

13 JOHNSON: Thank you. I just had a
14 SEPTA question. And, Sam, could you
15 sit there for a second as I go
16 through this process. When we built
17 the stadiums Lincoln Financial Field
18 as well as Wells Fargo Center, when
19 they were built during that period,
20 did the teams pay for the increase
21 in ridership that came as a result
22 of them building the stadiums?

23 MR. RHOADS: No, they did
24 not. The teams had no

1 responsibility for that.

2 COUNCIL PRESIDENT

3 JOHNSON: Just asking why not?

4 MR. RHOADS: Why not?

5 COUNCIL PRESIDENT

6 JOHNSON: During that time. You
7 said the teams paid for the increase
8 in ridership?

9 MR. RHOADS: No, the
10 teams did not.

11 COUNCIL PRESIDENT

12 JOHNSON: They did not.

13 MR. RHOADS: No, they did
14 not. No, no, no. SEPTA covered it.

15 COUNCIL PRESIDENT

16 JOHNSON: So why are we -- so what's
17 the difference between then and now?
18 Is it because it's going downtown
19 there's going to be an increase in
20 ridership versus in South
21 Philadelphia? Just trying to --

22 MR. RHOADS: Neither in
23 this case nor in that case are the
24 teams being asked to cover.

1 COUNCIL PRESIDENT

2 JOHNSON: So is the requirement
3 increase in ridership for -- is the
4 requirement for the Sixers to pay an
5 increase in ridership as well as the
6 infrastructure of the subway
7 station?

8 Chair recognizes
9 Councilmember Jamie Gauthier for a
10 point of information.

11 COUNCILWOMAN GAUTHIER:
12 Point of information, Council
13 President.

14 It's not just that SEPTA
15 would have to increase service or
16 experience operational cost. I
17 think we're on this topic of
18 conversation because the Sixers,
19 themselves, have noted that their
20 traffic plans don't work without 40
21 percent ridership. SEPTA has been
22 very clear that that will not exist
23 with one- to two-hour service at
24 Jefferson Station. So this is not a

1 result of an unfair burden being
2 placed on the Sixers. This is the
3 Sixers own plan and that it hinges
4 upon these investments at Jefferson
5 Station.

6 COUNCIL PRESIDENT

7 JOHNSON: Okay. Is that clarified?

8 MR. CARROLL: So the way
9 that Councilmember Gauthier laid it
10 out is sort of the sequence that
11 creates this situation. Go back to
12 your original question, what makes
13 South Philly different. It is a
14 fact that that's the end of a line,
15 which makes it easier to service
16 because all the trains are going to
17 end up at the end of the line
18 anyway.

19 You can store trains at
20 the end of the line and then wait
21 for the events to let out and then
22 use those trains to get them out.
23 You can store trains along the Broad
24 Street Line. So operationally, it's

1 easier to manage that.

2 The fact is that the way
3 the Broad Street Line runs, the
4 capacity of the trains, the
5 frequency of the trains, it's a more
6 straightforward proposition. But
7 it's still SEPTA's responsibility to
8 work that out in both cases. And
9 so, the situation here is that SEPTA
10 is telling everyone, and we're still
11 waiting for more detail, but they're
12 telling everyone what they need to
13 do operationally to provide the
14 capacity as events would let out at
15 Jefferson's Station.

16 And what they're also
17 telling people at the same time is
18 that currently that's not something
19 that we have the resources for. So
20 the question is where do those
21 resources come from. And I think
22 the thing we're trying to be firm
23 on, and just not to repeat to death,
24 but we as the City have done our

1 part to answer that question.

2 We have put forward
3 resources in the 2025 budget. We've
4 put forward additional resources in
5 what we're proposing in the CBA to
6 answer that question. And I just
7 want to be clear, we don't want to
8 get cornered as a City in a
9 conversation that we are a party to
10 but we're not directly involved in,
11 in committing more City resources to
12 answer that question.

13 So we do need that
14 discussion to evolve and develop and
15 continue. And we are monitoring
16 that. We're a part to making sure
17 that the information is shared.

18 COUNCIL PRESIDENT

19 JOHNSON: So your summary is it's
20 not on us. It's on the Sixers to
21 figure it out.

22 Chair recognizes
23 Councilman Jones.

24 COUNCILMAN JONES: Thank

1 you for that insightful question,
2 Mr. President.

3 Simply put to give you an
4 answer, there's a big difference
5 between going north and south and
6 east and west. Thank you,
7 President.

8 COUNCIL PRESIDENT

9 JOHNSON: Thank you, Councilman
10 Jones. Councilman Jones dropped
11 that mic over there.

12 (Laughter.)

13 COUNCIL PRESIDENT

14 JOHNSON: Mark, I think we are in
15 South Philly though, right.

16 COUNCILMAN SQUILLA:
17 (Gestured affirmatively).

18 COUNCIL PRESIDENT

19 JOHNSON: All right. And what's the
20 dollar amount as well? Have they
21 expressed what is it, 20 million, 30
22 million?

23 MR. CARROLL: So we have
24 seen with respect to day-to-day

1 operations during events a number
2 that ranges around 20 million, but
3 we haven't seen the detail as to how
4 that's been developed.

5 COUNCIL PRESIDENT

6 JOHNSON: Okay.

7 MS. THURMAN: We're
8 waiting on that information from
9 SEPTA.

10 COUNCIL PRESIDENT

11 JOHNSON: Just wanted that for
12 clarity and recognizing the
13 difference between the requirements
14 from in the past and the
15 requirements now, so very well
16 explained.

17 The Chair recognizes
18 Jeffrey Jay Young.

19 COUNCILMAN YOUNG: Thank
20 you, Mr. President.

21 And just for my
22 colleagues, right, just for some
23 information, if we're concerned
24 about transportation, we're

1 concerned about SEPTA, if we pass
2 this legislation before SEPTA and
3 the Sixers enter into an agreement,
4 SEPTA will lose all its leverage in
5 any kind of negotiation, any type of
6 deals. So let's keep that in mind
7 as we move forward, right.

8 So with that, although
9 it's been touted that this is the
10 best deal, things like that, but I
11 just want to let folks know who are
12 in these chambers who are watching,
13 who are listening, all the
14 stakeholders to let them know in the
15 history of arena or stadium deals,
16 there has never, never, ever, ever,
17 ever been the economic benefits
18 reached that has been stated. And
19 let me repeat that. There has never
20 been the economic benefits that were
21 stated attained by the cities that
22 say that these are going to reap
23 these benefits in history.

24 In fact, no arena has

1 even come close to return on
2 investment. And I think that the
3 Administration's own consultants
4 would agree with me because they
5 did, right, when I made that point.
6 So let's put that on the table.
7 That's the premise of, I guess, my
8 apprehension about this particular
9 deal, right.

10 Regarding the CBA, right,
11 did the Administration attempt to
12 negotiate a higher number other than
13 the \$50 million?

14 MR. DUBOW: I'll talk
15 about the economic impact for a
16 minute because we share your concern
17 about the economic benefits of
18 arenas and how they compared to
19 studies. So we were very careful
20 with our outside consultant to say
21 that we wanted this to be a
22 different type of study. We wanted
23 them only to look at new events in
24 the arena.

1 We wanted them to only
2 look at spending in the arena, so
3 none of the kind of indirect or in
4 induced multipliers you usually see
5 in those kinds of studies. And we
6 also wanted them to do a sensitivity
7 analysis, which they did. So in
8 their analysis, they're pretty
9 confident based on their research
10 what's happened in other places with
11 two facilities or multiple
12 facilities or other cities around
13 our size that we'll get 53 new
14 events.

15 But their sensitivity
16 analysis showed that even if we got
17 a few as 18 new events, there's a
18 positive impact. And in part,
19 that's because we're not putting any
20 money in. So whatever new --

21 COUNCILMAN YOUNG: I get
22 that, right. There's a positive
23 impact but that's all relative,
24 right, because I don't think that

1 the City has done any examination of
2 what other uses this particular site
3 could have that will also reap
4 positive impacts, right. So I think
5 that that's all relative because
6 you've only been focused on building
7 or developing an arena at this
8 location and not developing anything
9 else at this particular site.

10 MR. DUBOW: Yeah. So
11 what our consultants did was also
12 looked at kind of what you're
13 talking about, the displacement
14 effect of having that arena there,
15 like where else would that money
16 have been spent. So they did
17 account for that in their analysis
18 to get to the positive numbers that
19 they're showing.

20 COUNCILMAN YOUNG: And
21 again, can you answer -- I guess I
22 asked the second question, did the
23 Administration attempt to negotiate
24 a number higher than the \$50 million

1 CBA?

2 MS. THURMAN: When we got
3 here on day 1, January 1, \$50
4 million was negotiated in the CBA
5 and what we wanted to ensure that we
6 stretched that \$50 million as far
7 and as wide and as strategic with
8 upfront dollars more than what we've
9 seen in other past deals from a
10 historic perspective that these
11 gentlemen flanked to my left and my
12 right could say based on other deals
13 that happened. So of the 50
14 million, this is the allocation that
15 we came up with.

16 COUNCILMAN YOUNG: But
17 given that this is a new
18 Administration and given the
19 autonomy, right, of a new
20 Administration, why wasn't a higher
21 number negotiated? Like why did you
22 stick to that \$50 million?

23 MS. THURMAN: So we
24 looked at not just the \$50 million

1 within the CBA because, again, this
2 is more broader than just the CBA.
3 CBA is important. The \$50 million
4 is important, but we also looked at
5 the economic impact study. We
6 looked at the PILOT, U&O tax. We
7 looked at this deal comprehensively,
8 and that goes to that Sam chart that
9 Sam Rhoads developed that was
10 referenced earlier today. So we'll
11 go down to the Sam chart and talk
12 about that --

13 COUNCILMAN YOUNG: So
14 comprehensively I don't think --

15 MS. THURMAN: -- the deal
16 more comprehensively.

17 COUNCILMAN YOUNG:
18 Looking at the deal comprehensively
19 and future outcomes, I still don't
20 think that this deal -- I'm going to
21 tell you what I think this deal is
22 worth, right, from talking to other
23 experts in the field, in the
24 industry.

1 Let give you an example
2 of what happened in the early 2000s
3 in Los Angeles, right. Los Angeles
4 developed an airport. They had a
5 robust CBA. The value of the CBA
6 for that airport was half a billion
7 dollars. That's the value of their
8 CBA. Looking at this deal, this
9 deal is worth \$300 million to the
10 City. We are getting one-sixth of
11 the value in the CBA. And that's
12 because again there have been no
13 arena deal in history to prove those
14 benefits that they said. So we want
15 to get the money upfront. Great,
16 y'all negotiated to spend the money
17 upfront. Great, right. But that
18 money upfront is not -- it's only
19 still one-sixth of the value of this
20 deal when you look at everything in
21 totality.

22 So I guess another
23 question that I have is, you know, I
24 just can't understand why was the

1 50 -- this Administration has set to
2 do things on their own terms and do
3 things their own way. But when it
4 comes to this deal and this Arena,
5 you're set on something that was
6 passed on from the previous
7 generation -- previous
8 Administration rather.

9 And so, for me I'm just
10 trying to figure out what did you
11 negotiate in this deal that wasn't
12 negotiated in the prior
13 Administration?

14 MS. THURMAN: So in
15 addition to the allocation of all of
16 the caveats that Sophie Bryant
17 mentioned earlier with regards to
18 the 50 million, in addition to that
19 we also through the third party
20 independent verifier we looked at,
21 the consultant that we settled on,
22 we worked with, we looked at 19
23 other different plans. So we don't
24 just tout that we have or we landed

1 on the best deal possible. That's
2 based on data and science that we
3 made transparent in the report that
4 we shared publicly on the record
5 that was televised at the Convention
6 Center. Now, from a --

7 COUNCILMAN YOUNG:

8 Mr. President, may I add that those
9 deals that they have researched and
10 touted there were bad deals as well,
11 right --

12 MS. THURMAN: And from an
13 economic --

14 COUNCILMAN YOUNG: -- so
15 if we're going to keep touting bad
16 deals, right, I mean they're bad
17 deals. I mean, I agree to that. I
18 would say that the arenas that we
19 have now currently they were bad
20 deals when I studied them, right.

21 So it's just that we
22 can't keep touting a bad deal,
23 right. I understand it was the best
24 deal that you probably could

1 negotiate, right, the best deal you
2 could negotiate. I understand
3 completely. But it's still a bad
4 deal for the City. It's still a bad
5 deal for the overall economic
6 viability of our city long-term.
7 It's a bad deal for those local
8 communities. And I just need to see
9 more in it, right.

10 If we're going to --
11 we're giving this away. I talked to
12 some folks, we are giving them this
13 Arena deal for one-sixth of the
14 value of what this could be. And I
15 really think that we're -- if we're
16 talking about jobs, we're talking
17 about schools, right, we're talking
18 about our rec centers.

19 I have rec centers in my
20 community that need roofs. That
21 have HVAC problems, need brand new
22 electrical systems. Why should kids
23 in North Philly not be able to play
24 in a new space but the Sixers get to

1 play in a new space? Why they got
2 to keep going to these crappy
3 schools with asbestos and things
4 like that, right? Why is that, but
5 the Sixers get a new space? Why is
6 that?

7 (Applause.)

8 COUNCILMAN YOUNG: We
9 need to -- and given an economic
10 outcome with this new president
11 that's coming in, we have to stick
12 to what we can do and use our
13 leverage as a city to get the most
14 bang for our buck here, and this \$50
15 million ain't it at all.

16 Thank you, Mr. President.

17 (Applause.)

18 MS. THURMAN: I think
19 whether we're talking about rec
20 centers, right, rec centers -- now,
21 when you talk about rec centers and
22 slides and swings, that's my
23 language as the former Chief of
24 Staff of Philadelphia Parks and

1 Recreation. I know this department
2 through and through. I know our
3 assets and our infrastructure
4 through and through. I know where
5 the needs are.

6 And that's why I'm
7 honored to serve in this role as
8 Chief of Staff serving alongside of
9 Mayor Parker to look at all of our
10 assets, all of our infrastructure.
11 We're looking at the citywide impact
12 that this can make. That's why
13 we're framing this as beyond the
14 basketball. We're looking at how we
15 can get the best bang for our buck
16 with the limited resources that we
17 have.

18 To that end from an
19 economic impact perspective, I'd
20 like to turn it over to Sam Rhoads
21 to talk about the economic impact
22 analysis that we conducted under our
23 Administration after we got here and
24 why we're saying it and while we've

1 been able to prove that this is the
2 best deal.

3 MR. RHOADS: Yeah, a
4 couple things. I mean, one of the
5 most important things to keep --

6 MS. THURMAN: Sorry. I
7 also just want to say this. Since
8 we got here, even before we reached
9 the deal, even before we came out
10 and said what our position was,
11 these same people that have said
12 that this was a bad deal, they were
13 saying it then before we even came
14 to a deal and they're saying it now.

15 So what I want to make
16 sure is I want to make sure that we
17 get on the record the analysis, the
18 methodology, why we didn't rush to
19 make a deal in January, why we
20 didn't rush to make a deal in the
21 springtime or even the summertime,
22 we were strategic in our approach.
23 That's what I'm asking Sam Rhoads to
24 talk about.

1 COUNCILMAN YOUNG:

2 (Inaudible), Mr. President.

3 COUNCIL PRESIDENT

4 JOHNSON: The Chair recognizes

5 Councilmember Young.

6 COUNCILMAN YOUNG: Thank

7 you, Mr. President.

8 So this \$50 million CBA,
9 right, that has been thrown out for
10 the past two years. It's the same
11 deal, so that's what I'm getting at,
12 right. This is the exact same deal
13 that was put forward during the
14 Kenney Administration.

15 So again, it's like
16 you've done this economic analysis
17 and we appreciate that, but it gets
18 us back to the same thing that we've
19 been talking about for the past
20 two -- before I was on Council,
21 right, I was just on the outside
22 looking in. But it's the same
23 terms, it's the same terms. I'm
24 trying to figure out what were you

1 able to negotiate? What's new that
2 you were able to negotiate that the
3 previous Administration could not?

4 MS. THURMAN: We'll go to
5 the tax revenues first and then
6 we'll take it over from an economic
7 impact analysis. Then we'll take it
8 over to Sam Rhoads.

9 MR. DUBOW: Yeah. So
10 what our independent analysis from
11 CSL, the firm we hired, showed was
12 that this is worth \$700 million in
13 local taxes between the City and the
14 School District and another \$350
15 million for the Commonwealth, so
16 that's what we're getting out of the
17 deal. Without any City money going
18 in, we get tax dollars.

19 And with that, I'll turn
20 it over to Sam to talk some more.

21 MR. RHOADS: Yeah. So I
22 want to underscore that in this
23 transaction the Sixers are acquiring
24 the land with their funds. They're

1 donating it to the City of
2 Philadelphia and then releasing it
3 back out to them. So as the Sixers
4 propose this transaction, there is
5 no City investment in it. And so,
6 therefore all of the net new
7 revenues are indeed net new
8 revenues.

9 The \$50 million CBA comes
10 on top of that. So not only are
11 they not asking us to invest
12 dollars, but they're also offering
13 to put the \$50 million on top of
14 that. That is unusual across the
15 entire country. So in order to
16 compare apples to apples, you'd have
17 to look at transactions that were
18 privately financed without City
19 funds and then further look at their
20 CBA.

21 With respect to the tax
22 revenue projections, as Mr. Dubow
23 indicated the City of Philadelphia,
24 and I can't speak to other cities,

1 but the City of Philadelphia has
2 always and has continued to take an
3 incredibly conservative analysis of
4 these revenues. We are looking only
5 at net new events.

6 These are events that
7 would not happen in a single arena
8 scenario, so these are net new to
9 the City of Philadelphia. We are
10 only looking at revenues that come
11 from within the Arena. We did not
12 look -- and I'm just repeating what
13 Mr. Dubow said. We're not looking
14 at induced impact. We're not
15 looking at indirect impact. We are
16 not looking at multiplier effects.

17 We are looking at actual
18 experience with wages and sales on
19 revenues at comparable facilities.
20 That is not what the industry
21 standard is. That is much more
22 conservative. So with all of those
23 guidelines, our consultant went
24 through each individual tax, the

1 PILOT payment, the wage taxes from
2 these net new events, the City's 2
3 percent portion of the sales tax,
4 the beverage tax, the amusement tax.

5 The only tax that we
6 looked at outside of the Arena is
7 parking taxes. And again, that was
8 only with respect to the net new
9 events. BIRT, Use & Occupancy for
10 the school as well as liquor for the
11 school. And as we indicated, those
12 numbers based on those conservative
13 assumptions just based on net new
14 adds up to \$700 million.

15 (Applause.)

16 COUNCIL PRESIDENT

17 JOHNSON: Member Young.

18 COUNCILMAN YOUNG: And in
19 saying that, right, that adds up to
20 \$700 million. But again, what makes
21 this deal better than any other
22 arena deal in the history of arena
23 deals to show that we are going to
24 net that money? Nothing from what

1 I've seen so far guarantees me that
2 we're going to get this money,
3 right, when no other deal has ever
4 come close to getting any of the tax
5 benefits that they say they're going
6 to get.

7 What in this deal is like
8 you know what, this is it, this
9 term, this clause, this is the thing
10 right here that's going to make us
11 reap the \$700 million?

12 MR. DUBOW: So what's
13 different for us is there's no local
14 money in the deal. So that's
15 different from any other stadium --

16 COUNCILMAN YOUNG:
17 There's no local money for now
18 because there's a clause in there --

19 MR. DUBOW: There's no
20 local money in the agreement --

21 COUNCILMAN YOUNG: --
22 that says that we --

23 MR. DUBOW: -- that we
24 reached in the agreement that we

1 reached with the Sixers --

2 COUNCILMAN YOUNG: --

3 provide public funding, they're
4 going to get some money.

5 MR. DUBOW: -- there's
6 not local money in the agreement
7 that we reached with the Sixers.
8 That's never happened before with an
9 arena deal here. And in terms of
10 the 700 million, we agree with you
11 maybe it won't be 700 million.
12 That's why we asked for sensitivity
13 analysis. Even if instead of 53 new
14 events we got 18, there's still a
15 dramatic positive impact. So, yes,
16 there's no guarantee, and that's
17 exactly why we wanted to see what it
18 would look like if there were fewer
19 events.

20 COUNCILMAN YOUNG: Right,
21 because there's no guarantee. That
22 is my concern with the \$50 million.
23 That's why there needs to be more
24 because there is no guarantee that

1 the City is going to get those
2 benefits 30, 40, 50 years from now.
3 That's why we need more.

4 MR. DUBOW: There's a
5 guarantee that we will get benefits
6 and it's with no City dollars going
7 in.

8 COUNCILMAN YOUNG: It's
9 no City dollars for now because
10 there's a clause in there that says
11 if any other competing entity gets
12 public money, then we owe the Sixers
13 money. So there's no public money
14 in it for now.

15 MR. DUBOW: There is no
16 public money in the agreement.
17 That's right, that's where we are.

18 COUNCILMAN YOUNG: Thank
19 you, Mr. President.

20 COUNCIL PRESIDENT

21 JOHNSON: You're welcome.

22 The Chair recognizes
23 Councilmember Nina Ahmad.

24 COUNCILWOMAN AHMAD:

1 Thank you, Council President.

2 I just want to wrap up my
3 comments that I was making earlier.
4 I know there's time issues, but I
5 just wanted to reiterate the ground
6 lease lays out the core foundation
7 of why we as a City would justify
8 accommodations, use, offer favorable
9 tax tools in exchange for
10 significant potential economic
11 gains.

12 It includes language that
13 states, Improves public use. These
14 languages that help justify why we
15 would not charge the real estate by
16 formula as we do all other
17 investments, charge U&O taxes based
18 on established formula for occupancy
19 and rate. That's PILOTs and U&O tax
20 settlement agreements are set at a
21 negotiated amount, usually much
22 lower than what would be by
23 application of criteria and formula
24 that you and I would be subject to.

1 It is done clearly on the
2 promise, and I would say subject to
3 our due diligence that those
4 projected economic benefits stand as
5 in any business transaction when we
6 trade lower or cap taxes for
7 potential economic benefits, then we
8 need to have some offsetting formula
9 to stave off or clawback -- let me
10 repeat that -- clawback some of
11 those giveaways so that we as a
12 committee have a fair deal. So
13 that's the reason for wanting the
14 details. And I just wanted to
15 underscore that for everybody's
16 benefit.

17 Thank you, Council
18 President.

19 COUNCIL PRESIDENT

20 JOHNSON: You're welcome.

21 The Chair recognizes
22 Councilmember Isaiah Thomas.

23 COUNCILMAN THOMAS: Thank
24 you, Council President. You got

1 great timing, man. I don't know if
2 it's your energy or your ability to
3 do this.

4 I want to take some of
5 the energy from Councilmember Young
6 and see if I could help out a little
7 bit with some of this stuff, right.
8 So in the deal it says \$3 million
9 for public schools to go to games.
10 Is the Administration open to
11 removing that component?

12 Let me say why. On a
13 Tuesday night against the Washington
14 Wizards, excuse all of my
15 Washington, D.C. elected officials.
16 Folks ain't going to that game,
17 right --

18 COUNCIL PRESIDENT
19 JOHNSON: Time, time, time. Isn't
20 the MVP like on load management or
21 something?

22 COUNCILMAN THOMAS: Say
23 it again.

24 COUNCIL PRESIDENT

1 JOHNSON: Isn't the MVP like on load
2 management --

3 COUNCILMAN THOMAS: Yeah,
4 I was going to ask the Sixers
5 tomorrow about that, but that's
6 another conversation.

7 COUNCIL PRESIDENT

8 JOHNSON: Ain't nobody going to no
9 games.

10 COUNCILMAN THOMAS: So on
11 a typical Wednesday night the Sixers
12 are going to give those tickets away
13 anyway. That's going to happen.
14 And all of those people that were
15 here earlier, some of them are still
16 here, some of them are not, they can
17 tell you that a lot of their
18 organizations, we had a lot of Black
19 men up there, Councilman Phillips,
20 18- to 25-year-old young Black men,
21 those young Black men who are up
22 there, they could tell you firsthand
23 they get those free tickets already.

24 So I'm looking at the

1 \$3 million for free tickets -- I
2 know this is going to sound a little
3 hypocritical, but the \$1.5 million
4 for basketball development, the
5 Sixers put up \$6 million maybe for
6 just the Sixth Man Center alone over
7 a one-year time period.

8 So what does it look like
9 for the Admin to be open to working
10 with Councilmembers to renegotiate
11 some of the things that's in the \$50
12 million current proposal? But then
13 also as I asked you earlier about
14 the 1.6 million for business
15 development, you told me that you're
16 confident that you will be able to
17 work with private sector partners
18 and other folks to be able to
19 generate more revenue.

20 If my hypothesis is
21 correct, you have a plan for that.
22 So I think based on listening to
23 some of the information around
24 SEPTA, looking at some of the things

1 that's in here that may be well-
2 intended but dollars can be diverted
3 elsewhere, is there any appetite
4 from the Admin to renegotiate some
5 of these things to put us in a
6 position to be able to find
7 something that is a little more
8 beneficial to the City of
9 Philadelphia than what we have in
10 place right now?

11 MS. THURMAN: We stand by
12 the CBA that we introduced, right.
13 But we also have had robust
14 conversations with members of
15 Council, with also community members
16 as well as local civic associations.
17 To that end, the outcome or
18 outgrowth of that is the \$14.1
19 million to the Arena Services
20 District.

21 You know, one of the
22 things that our Mayor always says is
23 Don't go by what I say, watch what I
24 do. I think if we look at what we

1 introduced at the Convention Center
2 versus what we have here now, what
3 we rolled out at the Convention
4 Center versus what we have here now,
5 that's the outgrowth of ongoing
6 conversations even with
7 Councilmember Squilla.

8 So don't go by what we
9 say, watch what we do, right. We
10 want to make sure that whether it's
11 the CBA, the EOP going to some of
12 the points that were made earlier by
13 Majority Leader Kathy Gilmore
14 Richardson, that it's the best deal.
15 It's the best deal --

16 COUNCILMAN THOMAS: So
17 I'm going to go on the record --

18 MS. THURMAN: And let me
19 say --

20 COUNCILMAN THOMAS: Go
21 ahead. I'm sorry.

22 MS. THURMAN: -- I can't
23 speak to the specific games that you
24 were talking about nor can I dribble

1 a basketball, but what I can say is
2 that we want to make sure that we're
3 making good and that we're not just
4 throwing just random things to the
5 children that matter most important
6 to us, not just in the public
7 schools but in the charter schools
8 as well as is written here in the
9 CBA.

10 COUNCILMAN THOMAS: So I
11 heard the buzzer. So as I close
12 out, and I'm not going to come back
13 for a second round. I'm going to be
14 open to negotiations and dialogue.
15 As I close out, notice I didn't say
16 anything about the City College for
17 Municipal Employment, right. I
18 didn't touch that because we
19 understand that that's a pet project
20 of the Mayor and I get it, right.

21 But respectfully, if you
22 want nine votes, you're going to
23 have to negotiate. I don't know a
24 person who came into this hearing

1 today, maybe two or three, who's
2 like this is a great deal for me. I
3 think that you have to take the
4 position of there are some of us who
5 are open to a conversation. There
6 are some of us who already made our
7 mind up. There's some of us who
8 haven't made our mind up. But right
9 now as is, right, I'm a basketball
10 guy and I'm telling you 1.5 million
11 for basketball expansion is a bad
12 idea on what to do with the CBA.

13 Some of this stuff is
14 going to have to be a good faith
15 agreement, right. We're going to
16 have to say, listen, if you want to
17 be a partner of the City of
18 Philadelphia, giving out free
19 tickets is what you supposed to do.
20 That ain't a CBA thing.

21 (Applause.)

22 COUNCILMAN THOMAS: If
23 you want to be a good partner at the
24 City of Philadelphia, expanding

1 basketball in neighborhood
2 initiatives, that's what you're
3 supposed to do. I just got an
4 invitation from a Tyrese Maxey
5 Foundation that he's giving out
6 2,000 turkeys. These people do this
7 stuff already. They do.

8 We just honored Marcus
9 Morris in City Council earlier this
10 year not because of the basketball
11 player he is, but because of all of
12 the philanthropy work that he does
13 in the City of Philadelphia. We
14 legit gave him a key to the City
15 because he does more than 99 percent
16 of the NBA players who are from
17 Philadelphia and he comes back here
18 and does this stuff on a consistent
19 basis.

20 So I think that if we're
21 going to get to a space and a place
22 where we're going to come to an
23 agreement that we're all comfortable
24 with, clearly some Councilmembers

1 are more frustrated than others, but
2 there has to be an appetite on the
3 position of the Admin to negotiate
4 some of the positions that you've
5 taken so we could put us in a
6 position whereas though we all feel
7 like this is a good deal for the
8 City because I think you're hearing
9 a lot of resistance.

10 The last thing I'll say,
11 Council President, and I'm listening
12 to my colleagues and this is all
13 being recorded, I heard schools
14 brought up a lot throughout the
15 course of today's conversation. And
16 we all know that we have a
17 \$7 billion tab as it relates to
18 school facilities alone.

19 So when we go into budget
20 negotiations next year and we all
21 got our priorities, I'm hoping that
22 based on today's energy that school
23 facilities would be something that
24 we'll be willing to sacrifice a

1 little bit more for because I don't
2 hear school facilities or anything
3 around buildings in this
4 conversation right here. So when we
5 come back at your next year's
6 negotiation, I hope a lot of us got
7 this same energy because in order to
8 get real money for our buildings,
9 we're going to have to give up some
10 of our pet peeve projects in order
11 to put us in position to address
12 some of the issues with public
13 education.

14 So if we're going to use
15 that as a tool for negotiation,
16 let's keep that same energy next
17 year when we're on the floor begging
18 saying, nah, don't put money there,
19 right, put money here, because
20 there's a chance we might have to
21 increase, what, we went from 55
22 percent to 56 percent, we might got
23 to go to 57 percent next year.

24 MS. THURMAN: Well, let

1 me just comment on what you said --

2 COUNCILMAN THOMAS: No,
3 no. I just want to be clear, right.
4 We're --

5 MS. THURMAN: And let me
6 be clear.

7 COUNCILMAN THOMAS: We're
8 talking public education, right.
9 And if that's a real thing and we're
10 really going to use that as a part
11 of our negotiations which I'm 100
12 percent for, right, that's going to
13 have to be we're going to have to
14 be -- we're going to archive this
15 moment. And I'm really talking to
16 my colleagues more than anybody.
17 We're going to have to archive this
18 moment and make sure that this is
19 the same appetite we have next year
20 in budget negotiations because we're
21 going to have a huge tab on our
22 hands.

23 So as the Chair of the
24 Education Committee, I love the

1 energy around this but I got to make
2 sure I put a pin in that because I
3 know it's on the horizon next year
4 working with the School District and
5 knowing what the plan is and the
6 direction we're going in.

7 MS. THURMAN: So,
8 Councilmember, you don't have to put
9 a pin in it because we're working on
10 that now and we're working alongside
11 of you working with the School
12 District.

13 COUNCILMAN THOMAS: Oh, I
14 know. With all due respect --

15 MS. THURMAN: We're doing
16 that now. We're doing that now.

17 COUNCILMAN THOMAS: With
18 all due respect, you know I know.
19 I'm in that conversation. I'm a
20 part of that negotiation, and I'm
21 also listening to issues related to
22 the change in President and that
23 having an impact on things. So we
24 know firsthand next year when we go

1 to talk about public education and
2 funding for public schools is going
3 to be a huge fiscal deficit from the
4 operating and the capital side. So
5 I just want to make sure that we
6 have that same energy next year.

7 But please as I close
8 out -- I'm sorry, Council
9 President -- please I'm challenging
10 the Administration to be a little
11 flexible with the CBA. You heard
12 from Councilmember Young, you've
13 heard from other Councilmembers.
14 There's questions about SEPTA and a
15 lot of other stuff, but we really
16 need y'all to be open to negotiating
17 to a conversation around how this
18 money is spent and it needs to be
19 done in a way where we're all a
20 little more comfortable, because I
21 think right now we're clearly
22 communicating we don't agree with
23 all of the terms in here and we're
24 purposely not talking about y'all

1 pet projects. We haven't touched
2 them at all.

3 MS. THURMAN: So I just
4 want to state for the record I can't
5 dribble a basketball, but I know
6 economics and I know economic impact
7 and I know economic mobility. I
8 understand that through and through.
9 Okay.

10 You mentioned the Tyrese
11 Maxey Foundation. Again, can't
12 dribble a basketball but I can tell
13 you about Tyrese Maxey and his
14 Foundation because they have
15 partnered with and stood with the
16 Administration on some amazing
17 projects --

18 COUNCILMAN THOMAS: I was
19 with you at the court redoing so I
20 get it.

21 MS. THURMAN: And as it
22 relates to whether it's the City
23 College for Municipal Employment,
24 PHL TCB or other investments that

1 we're looking to make through this
2 CBA, there's nothing pet or a
3 project about that. And, in fact,
4 this Council affirmed that in our
5 One Philly budget, in our One Philly
6 budget. So CCME is not a one-and-
7 done or one-time investment. It's
8 not just a good idea. It's not just
9 a pet project. It is a policy that
10 we stand on.

11 As they say we're talking
12 about Tyrese Maxey and basketball
13 and with standing on business,
14 right, this is our approach to
15 standing on business when it comes
16 to investing in these projects that
17 this Council affirmed were good
18 projects, not just pet projects, not
19 just one-and-done projects that were
20 good ideas but systemic ideas that
21 would move the needle in the right
22 direction.

23 I appreciated that
24 affirmative vote earlier in the year

1 and I appreciate the support here.
2 And absolutely, Councilmember
3 Thomas, we will continue to speak
4 with you not just about school
5 facilities, not just about public
6 schools, charter schools, all the
7 schools because that's what we stand
8 on.

9 COUNCILMAN THOMAS: So,
10 Council President. Let me just
11 clarify. I didn't mean to offend
12 you when I said pet projects. What
13 I'm saying is that these are
14 initiatives that were created by
15 Mayor Parker and her team that we
16 didn't have before that we now have.
17 So when I'm talking about some of
18 projects like Extended Day and Year,
19 that's a great thing. Yes, we voted
20 for it because we feel like it's a
21 phenomenal idea. We're not touching
22 that. I'm not suggesting to touch
23 that. When you talk about the City
24 College for Municipal Employment,

1 yes, that's a great thing.

2 So when I say pet

3 projects, I do not mean to offend.

4 I should have used the term ideology

5 or ideas that came directly from

6 this Admin that didn't exist before

7 you got here. All of those things

8 are amazing. We're not touching

9 them. I see where you're going.

10 But I just think that there are

11 things that are in the proposal that

12 I'm asking you all to be a little

13 more flexible about.

14 In order to put us in a

15 position to be able to offset

16 concerns that Councilmember Young

17 communicated, councilmember Landau,

18 Councilmember Ahmad, Councilmember

19 Gauthier. I mean, I'm listening to

20 everything everyone's saying and I

21 do think that there's a way to solve

22 some of this stuff, but I don't

23 think it happens if the Admin does

24 not have an appetite to negotiate

1 the current positions in the
2 proposal that you've communicated to
3 us.

4 So I think what I'm
5 asking for is just a little
6 flexibility from the Admin to put us
7 in a position to negotiate some of
8 the things that's been communicated
9 today in order to see if we can find
10 a little more happy ground, right.
11 Politics is about negotiations. A
12 good deal is one where everybody
13 walks away with something but nobody
14 got everything they want.

15 So I'm asking you guys
16 like, you know, not to get
17 everything you want and see if it's
18 possible for us to walk away with
19 something. I don't know if that's
20 possible. I'm just going by the
21 temperature of the Councilmembers
22 and looking at the Council
23 President. I just don't think that
24 this deal right here is the best

1 deal for the City written as is.

2 Thank you, Council

3 President.

4 COUNCILWOMAN GILMORE

5 RICHARDSON: Point of clarification.

6 COUNCIL PRESIDENT

7 JOHNSON: Majority Leader, Madam

8 Leader.

9 COUNCILWOMAN GILMORE

10 RICHARDSON: Thank you so much,

11 Council President.

12 Just help me out here for

13 clarification regarding the CBA.

14 Everyone keeps talking about the 50

15 million. Is it that there's

16 consternation relative to the

17 amount? Meaning, is 50 million a

18 cap or is there consternation within

19 the sort of different concepts and

20 things listed in the CBA? Meaning,

21 all the different allocations?

22 Meaning, are you all

23 stating, and I want to get this on

24 the record, are you all stating that

1 50 million is the cap on your end?
2 Meaning, we still have to do our own
3 negotiation so I don't subscribe to
4 the fact that this is an endpoint.
5 To me this is a beginning point, but
6 I'm trying to get clarification on
7 what members are asking for relative
8 to the CBA allocations that we have
9 listed here and the amounts, just
10 for the record for my own
11 understanding?

12 COUNCIL PRESIDENT

13 JOHNSON: Councilmember Thomas.

14 COUNCILMAN THOMAS: So
15 thank you, colleague. I think
16 that's a phenomenal question. And I
17 would say based on what I asked and
18 what I've heard, I think that both
19 are the asks. I think that we want
20 to see if there's an appetite to go
21 above the 50 million that has been
22 proposed thus far. I've heard that
23 from members, but I also think and
24 I've said myself we want to see if

1 there's an appetite to renegotiate
2 some of the items that's in the
3 current CBA as is.

4 Again, I just think that
5 there are some items in there that
6 kind of should be good faith things
7 that kind of go without saying and
8 those dollars could be reallocated
9 to some of the other concerns that
10 was communicated, whether it's
11 housing or business development or
12 support for Chinatown. I just think
13 that we can -- I think that there's
14 an appetite for both.

15 COUNCILWOMAN GILMORE

16 RICHARDSON: Okay. Well, thank you.
17 Thank you very, very much for the
18 clarification. But I just want to
19 state for the record and just ask
20 the Administration to affirm this
21 one way or the other. As far as I
22 know with the negotiation, the
23 information as presented is a
24 starting point. This is not an

1 ending point, because now this
2 process is in the Council chambers
3 and we will have to go through this
4 process and come up with sort of the
5 end goal of whatever it will be one
6 way or the other. But you all
7 agree?

8 MS. THURMAN: And we
9 respect the process.

10 COUNCILWOMAN GILMORE

11 RICHARDSON: Okay. All right.
12 Thank you very, very much.

13 COUNCIL PRESIDENT

14 JOHNSON: Councilmember Young.

15 COUNCILMAN YOUNG: Thank
16 you, Mr. President.

17 Just to get some clarity,
18 point of information, when it comes
19 to negotiating the CBA, right, if
20 the CBA is between the City and the
21 developers I'm trying to figure out
22 what role does Council play in
23 having a seat at the table with the
24 developers to negotiate the CBA,

1 right? That's the clarification I
2 think that we're looking for as a
3 Council as a body.

4 COUNCIL PRESIDENT

5 JOHNSON: Thank you, Member Young.

6 And so, as we go through
7 this process, and I expect that this
8 process will be where we will
9 deliberate the CBA, to be quite
10 transparent, as well as the proposal
11 as a whole. And then we'll have to
12 come up with a compromise and give
13 and take. That's what the
14 legislative process takes in order
15 for this project to even move
16 forward, to be quite frank, to all
17 the stakeholders or not to move
18 forward.

19 Because as mentioned, in
20 order for it to get voted out of
21 this body everybody has to be
22 comfortable on what they're going to
23 be voting on and they can be voting
24 either up or down, so there's going

1 to have to be flexibility on all
2 sides as it relates to how we go
3 through this process, at least
4 that's how I always envisioned it
5 and that's just how the legislative
6 process works.

7 If that wasn't the case,
8 there would be no need to even come
9 on this side of chambers.

10 MS. THURMAN: Absolutely,
11 Council President Johnson.
12 Absolutely, and we respect the
13 process.

14 COUNCIL PRESIDENT

15 JOHNSON: Okay.

16 The Chair now recognizes
17 Minority Leader Brooks.

18 COUNCILWOMAN BROOKS:

19 Thank you so much, Council
20 President.

21 Good afternoon. I know I
22 have a bunch of questions so I'm
23 going to just put them all at once,
24 and some of my colleagues also have

1 already alluded to the some of the
2 same questions. So City Council, we
3 did not have input in the CBA. And
4 maybe I'm speaking for myself, but
5 I've had one meeting with the
6 Sixers, two meetings with y'all and
7 both of the meetings with y'all,
8 y'all spoke with me, gave me an
9 opportunity to ask questions of a
10 packet that was about this
11 big(indicating), and then we
12 followed up. That's not a meeting
13 and that's not engagement. And I
14 was wondering what possibilities do
15 we have in improving the CBA? And
16 I'm glad you just said that it's a
17 possibility.

18 My next question is,
19 knowing from the reporting in the
20 Inquirer that the Administration
21 caved on the competing facilities
22 clause, what additional items did
23 the Mayor ask for that the Sixers
24 rejected in the CBA? And how come

1 the Administration did not include
2 labor neutrality agreement with the
3 CBA?

4 And the 76ers owners
5 previously delayed this several
6 times, because I know they want to
7 get it opened for 2031. So given
8 the discussion today, and I know I
9 have so many more questions that
10 have not been answered, will we be
11 able to have a delay to weigh in on
12 this appropriately or this is it?

13 CITY SOLICITOR GARCIA:
14 Councilmember, I will -- I think
15 this is for me and Tiffany to split
16 here. So with respect to the CBA, I
17 think we've -- was the question
18 answered before through these
19 conversations? It sounds like the
20 consensus is it's now on the floor.
21 And so, I don't know if you need
22 anything else around --

23 COUNCILWOMAN BROOKS: No,
24 that first one was kind of --

1 CITY SOLICITOR GARCIA:

2 And you're talking about the
3 allocation, right, not necessarily
4 the flow of funds?

5 COUNCILWOMAN BROOKS:

6 Well, I think if we're negotiating,
7 from my understanding of what was
8 just said that it's all up for
9 negotiation in this legislative
10 process, if I heard correctly to
11 that?

12 CITY SOLICITOR GARCIA:

13 I'm just trying to clarify do you
14 need anything from me as to the
15 legal structure of the CBA? I think
16 it sounds like we're really talking
17 about the allocation of funds here.

18 COUNCILWOMAN BROOKS: I
19 think that we will have information
20 about probably both. We'll kind of
21 send it to you in an email and wait
22 to hear something back.

23 CITY SOLICITOR GARCIA:

24 Okay. And then with respect to the

1 most favored nation clause which was
2 reported in the newspaper as the
3 Mayor folding, which I reject that
4 summarization of what happened. Did
5 you have specific questions as to
6 the competing facility --

7 COUNCILWOMAN BROOKS:

8 Kind of just what happened. Our
9 negotiation process up to this point
10 is what we hear in the news is what
11 we have to ask questions on, which
12 is unfair. And that's not fair
13 negotiation for Council when all of
14 us will be taking votes that will
15 jeopardize or increase our ability
16 to be elected officials later on
17 based on, what's the quote that you
18 said, Stephanie -- I mean, Tiffany,
19 see what I say and see what I
20 whatever do?

21 MS. THURMAN: See what I
22 say and watch what I do.

23 COUNCILWOMAN BROOKS:

24 Watch what I do. But so far, and

1 I've said this before, watching what
2 I do has had adverse effects on us.

3 CITY SOLICITOR GARCIA:

4 Sure.

5 COUNCILWOMAN BROOKS: So
6 we just want to be a part of the
7 process and have a clear
8 understanding. So when things come
9 out in the paper, how do we know if
10 we weren't engaged in the process?

11 CITY SOLICITOR GARCIA:

12 Yes. So with respect to what we
13 call the competing facility
14 provision, that is not a new concept
15 that is popping up throughout the
16 country and in different
17 negotiations with arenas because we
18 have moved to the point where arenas
19 are not being funded by public
20 dollars anymore.

21 And so, the Mayor was
22 very clear that while she was going
23 to allow the Sixers to protect their
24 investment in part, that she was not

1 going to tie her hands or any future
2 mayor's hands specifically with
3 respect to what's going on in the
4 Sports District downtown.

5 So the competing facility
6 clause that we negotiated is
7 actually very limited and narrow and
8 only involves direct funding tax
9 benefits or the grant of land
10 outside the sports arena, and it is
11 only that kind of investment in
12 stadiums that are between five --
13 stadiums, arenas between 5 and
14 25,000 seats.

15 And I can give you a full
16 briefing on that. It's actually --
17 there were a lot of carve-outs so it
18 doesn't cover government facilities.
19 It doesn't cover nonprofit
20 facilities. It doesn't cover
21 benefits that are already baked in
22 the contract for the stadiums that
23 we have downtown. It doesn't cover
24 routine maintenance that the City is

1 doing in that area, so it really --
2 and I'll repeat what the Mayor has
3 said very publicly, it's dollar for
4 dollar, arena for arena. So it's
5 quite narrow.

6 So again, I disagree with
7 how it was portrayed in the
8 newspaper. I think if we were going
9 to negotiate it, we did it as
10 narrowly as possible. But with
11 respect to the Sixers, they are
12 putting \$1.3 billion into this
13 project without any public funding.

14 COUNCIL PRESIDENT

15 JOHNSON: Thank you very much.

16 Minority Leader, are you
17 okay?

18 COUNCILWOMAN BROOKS: One
19 other question. So does the
20 Administration expect the Sixers to
21 seek state and federal dollars to
22 help subsidize this project?

23 COUNCIL PRESIDENT

24 JOHNSON: Can you say that question

1 again please?

2 COUNCILWOMAN GILMORE

3 RICHARDSON: Are we expecting the
4 Sixers to request state and federal
5 dollars for this project?

6 MR. DUBOW: I think that
7 there is a possibility that they
8 will, yes.

9 COUNCILWOMAN BROOKS:
10 Okay. Thank you.

11 COUNCIL PRESIDENT
12 JOHNSON: Thank you, Minority
13 Leader.

14 The Chair recognizes
15 Councilwoman Jamie Gauthier.

16 COUNCILWOMAN GAUTHIER:
17 Thank you, Council President.

18 I wanted to follow the
19 Vice-Chair of the Housing Committee
20 in asking some questions about
21 housing. The City's own impact
22 study states that although the Arena
23 won't be built on top of any housing
24 in Chinatown or other neighborhoods,

1 there is evidence that it could
2 stimulate displacement indirectly.
3 And in your testimony, you also
4 acknowledge that we know that
5 Chinatown and Wash West are already
6 gentrifying.

7 The City Solicitor will
8 remember that when we were fighting
9 to preserve the University City
10 Townhomes for that one location we
11 secured \$3.5 million in order to
12 provide meaningful relocation
13 assistance to the families who were
14 living there and then we worked
15 together to secure another \$14
16 million for the City to redevelop
17 the site, and that was needed for 75
18 units.

19 More recently we saw PHA
20 put \$24 million up just to acquire
21 Brith Sholom, right. And so, given
22 those circumstances and the ongoing
23 housing crisis in the city of
24 Philadelphia, I'm very skeptical

1 about the \$3 million over three-year
2 amount identified for housing,
3 especially since we know that nearly
4 40 percent of the individuals in
5 Chinatown and Washington Square West
6 are considered cost-burdened or
7 severely cost-burdened. Meaning,
8 that they spend at least 30 percent
9 of their income on their housing
10 cost and sometimes much more than 30
11 percent.

12 So can you expound on how
13 you arrived at the figure of
14 1 million per year over three years
15 to support housing programs? Can
16 you talk about what that money will
17 be used for more specifically than
18 we've heard today?

19 And can you also talk
20 about renters? According to the
21 impact study, 68.5 percent of the
22 impact area is renter-occupied, a
23 much higher proportion than the rest
24 of the city. Can you describe the

1 measures that you plan to take to
2 stop the displacement of Chinatown
3 residents who rent and may be
4 gentrified out by rising rents?

5 MR. LAWRENCE: Hi.

6 Jessie Lawrence, Director of
7 Planning and Development. So I'll
8 defer to my colleagues to explain
9 how they arrived at the line item.
10 But again, the seed investment as
11 we've been providing it or
12 portraying it as is that it is, in
13 fact, part of a larger contribution
14 that will be mapped out.

15 The housing plan is
16 really important here because it
17 will be much more comprehensive in
18 understanding where all that funding
19 will come from, how we will be able
20 to -- all the numbers you just kind
21 of described, we're looking at not
22 just avenues to that type of
23 funding, but we're looking at the
24 partnerships that would be able to

1 access those types of funding and
2 collectively, comprehensively,
3 strategically be able to provide the
4 housing where the deficits exist the
5 most right now.

6 COUNCILWOMAN GAUTHIER:
7 So there are lots we don't know is
8 the short answer.

9 MR. LAWRENCE: There
10 is -- again, we understand how
11 important the housing plan is going
12 to be in the interim. There's a
13 spending schedule when spending is
14 supposed to come out of the CBA, but
15 we're not going to wait until that
16 spending comes from the CBA. We're
17 going to implement what we can now
18 in the interim and be able to
19 leverage that once that spending
20 actually begins.

21 COUNCILWOMAN GAUTHIER:
22 Council President, very quickly to
23 just put on the record, does the
24 Administration have an opinion on

1 the wisdom of pushing forward a plan
2 that is identified in our own impact
3 study that there's proof that it
4 would provide displacement without
5 securing the necessary resources to
6 stop the displacement?

7 MR. LAWRENCE: Well,
8 again the housing plan we'll be able
9 to identify where we can implement
10 measures to not have displacement.
11 Again, we're looking at Chinatown as
12 a commitment specifically in that
13 housing plan. We plan to leverage
14 public opportunities, public --
15 excuse me, public ownership
16 opportunities to look at where we
17 can provide that type of housing.
18 But again, it will be a larger
19 plan -- it will be part of a larger
20 plan that is going to serve as an
21 interim tool and resource, again,
22 until we are able to leverage those
23 funds as it gets spent down.

24 COUNCILWOMAN GAUTHIER:

1 Does the Administration have an
2 opinion on standing behind a plan
3 that might stimulate displacement
4 while not having a plan to stop the
5 displacement or the resources
6 necessary to stop the displacement?

7 MR. MONDLAK: I think the
8 point of the -- I'm sorry. John
9 Mondlak from the Department of
10 Planning and Development. I think
11 the point of the impact study was to
12 identify what are the areas of
13 concern and I think it did that.
14 And I think the criticism we got
15 early on was, oh, this is just a,
16 you know, it's paid for by the
17 Sixers and it's just going to tell
18 everybody what they want to hear,
19 and it didn't do that.

20 What it did was it
21 identified vulnerabilities. But I
22 think in doing so because they did a
23 very good job I think in identifying
24 what are the possibilities, it gives

1 us some place to aspire to try to
2 impact or try to avoid some of these
3 impacts. And so, that is the idea
4 behind the seed money.

5 But the study, we need to
6 do the study to understand exactly
7 what does the community, what are
8 available assets that we can utilize
9 to put into solutions for affordable
10 housing beyond the 3 million. We
11 are going to look at other funding
12 that we are making available, that
13 we are putting together right now
14 that could also layer on top of it.

15 We also have many City
16 programs that do target renters and
17 all those need to be put into play.
18 So it has to be an all-in solution
19 where we're looking at everything or
20 it's not really going to be
21 effective.

22 COUNCILWOMAN GAUTHIER:
23 How much leverage do you think we'll
24 have to secure those resources after

1 we give the Sixers a yes? Do you
2 think it'll be easy or hard?

3 MR. MONDLAK: I'm not
4 expecting that they're coming from
5 the Sixers.

6 COUNCILWOMAN GAUTHIER:
7 Oh, okay.

8 Thank you, Council
9 President.

10 COUNCIL PRESIDENT

11 JOHNSON: Thank you very much.

12 The Chair recognizes
13 Councilmember Nicolas O'Rourke.

14 COUNCILMAN O'ROURKE:
15 Thank you, Mr. President.

16 In your testimony you
17 claim that the PILOT agreement and
18 U&O settlement from the developers
19 will likely exceed what the Sixers
20 would owe in property taxes. But
21 based on independent calculations
22 from leading sports economists, your
23 projections seriously undervalue the
24 property value and resulting

1 property taxes, which could be as
2 much as \$450 million over the next
3 30 years.

4 On top of that, the
5 Sixers estimated over 10,000 more
6 construction jobs than the City's
7 impact study estimated over the
8 30-year period. It seems to me that
9 there is still serious debate around
10 your projections of future tax
11 revenues, redevelopment prospects
12 and jobs provided for the project.

13 We'll be submitting a
14 request in writing to receive all
15 assumptions, all calculations and
16 justifications for your expected
17 property valuation and property tax
18 revenue. We need to very clearly
19 see how the Administration is making
20 the claim that the City will not be
21 losing any money on this deal.

22 While we wait for that
23 math to be released, I want to be
24 clear that the projections used to

1 justify this project are bets
2 essentially, not realities, and
3 these bets are rooted in impact
4 reports that are difficult to trust
5 as has been articulated already.

6 I want to ask a few
7 questions about the City-
8 commissioned impact reports and
9 because the hour has drawn nigh and
10 the hour far spent, I want to try to
11 keep us on time. So a yes or no is
12 fine. I don't mean that to be quip,
13 but seriously a yes or no would be
14 sufficient.

15 For the record, can you
16 confirm that the City's economic
17 impact analysis is based on the
18 calculations of CSL?

19 MR. DUBOW: Yes, it's
20 based -- it was done by an
21 independent company called CSL, yes.

22 COUNCILMAN O'ROURKE:
23 Isn't it true that CSL is owned by
24 Legends Hospitality Management which

1 is a co-venture of my least favorite
2 organizations Goldman Sachs, the
3 Dallas Cowboys and the New York
4 Yankees?

5 MR. DUBOW: They are part
6 of Legends, yes.

7 COUNCILMAN O'ROURKE:
8 Isn't it true that Legends
9 Hospitality Management also markets
10 venue concessions and bids on
11 concessions contracts at arenas and
12 stadiums?

13 MR. DUBOW: They do, but
14 they did not on this and they
15 followed a methodology that we
16 prescribed for them that was very
17 limited in what it would count for
18 the economic impact. So it would
19 only count new events, it would only
20 account spending in the arena. So
21 we took a direct hand in guiding
22 them into what would be in their
23 impact study. So this impact study
24 is very different from impact

1 studies that you'll see for other
2 arenas.

3 COUNCILMAN O'ROURKE: Let
4 me drive my point. Isn't it true
5 that on at least one occasion CSL
6 released a study in support of a
7 stadium for which their parent
8 company Legends was also bidding on
9 concessions contract?

10 MR. DUBOW: It sounds
11 like you know more about that than I
12 do.

13 COUNCILMAN O'ROURKE:
14 Wouldn't you say that their history
15 of inflated projections and
16 conflicts of interest make it tough
17 for the public to trust CSL studies?

18 MR. DUBOW: No, I do not
19 believe that's true because of the
20 way they did the study and because
21 of the way we worked with them to
22 ensure that it was a conservative
23 study that was based only on what
24 happened in the arena, that was

1 based on direct spending, not
2 induced multipliers, that didn't
3 include a new additional impact
4 based on what would happen with a
5 Sixers game. Just on those new
6 events.

7 COUNCILMAN O'ROURKE:

8 Council President, I did hear the
9 bell ring. Can I go ahead and round
10 out my questions?

11 COUNCIL PRESIDENT

12 JOHNSON: (Gestured affirmatively).

13 COUNCILMAN O'ROURKE: Can
14 you name a single example where CSL
15 did not recommend building a stadium
16 or an arena after conducting their
17 detailed analysis?

18 MR. DUBOW: We were not
19 asking them to make a recommendation
20 about whether to build or not to
21 build. We were asking them to do an
22 analysis of what the impact would be
23 based on a set of conservative
24 assumptions that we worked with them

1 to develop.

2 COUNCILMAN O'ROURKE: I
3 want to just draw this in conclusion
4 as far as I can tell from the
5 questions that I've asked and what
6 I've heard. What I've heard
7 responded to for some of our
8 colleagues' questions, it still
9 feels to me, as other folks have
10 already lifted up, that you're
11 asking us to trust billionaire bets
12 over trusting our constituents who
13 are telling us actively, and have
14 been for some time, that they do not
15 want this arena or at least they
16 don't want it there.

17 What I know is that there
18 are realities not bets, but real
19 material problems facing each corner
20 of our city. Some have already been
21 named. I'm thinking about
22 Councilmember Lozada. I know you
23 have been raising the alarm of the
24 housing crisis in need for good jobs

1 for the neighbors in your District.
2 Councilman Driscoll, who was here,
3 he's kept our eyes focused on SEPTA
4 and how much our public transit is
5 struggling, Councilmembers Gauthier
6 and Jones, who's no longer here,
7 with the UC Townhomes and Brith
8 Sholom as it has been lifted up.
9 You have both been on the front
10 lines of recent affordable housing
11 fights which are just the beginning
12 of many more coming down the pike in
13 light of all that's happening.

14 Councilwoman Bass, you
15 fought for funding for the many
16 struggling parks and rec centers
17 throughout the 8th District
18 struggles which are mirrored
19 citywide. I hear you, Chief
20 Thurman, for speaking to that.

21 I know, Council President
22 Johnson, I know you've championed
23 workers in your District who are
24 desperate for a good deal with

1 permanent well-paid union jobs. And
2 almost every Councilmanic District
3 is facing a potential school closure
4 over the next few weeks as
5 Councilman Thomas has kind of
6 alluded to.

7 In the best-case
8 scenario, this Arena plan does not
9 address these real problems, not
10 bets, but problems, realities that
11 are facing our city right now. It
12 does not provide more housing
13 stability. It does not help SEPTA
14 avoid its fiscal cliff. There are
15 too many questions about who will
16 benefit from the jobs it provides
17 and how good those jobs will be, and
18 it does not keep our schools open.

19 And if history has taught
20 us anything, we should expect
21 something closer to the worst-case
22 scenario than the overly ambitious
23 projections shared here today, as I
24 think Councilman Young kind of

1 alluded to. If that turns out to be
2 the case, this Arena plan makes all
3 these problems worse, not better, by
4 siphoning important tax revenue away
5 from our most pressing real problems
6 by putting extra strain on a transit
7 system already under immense strain
8 and by destroying one of our
9 strongest and most resilient
10 communities.

11 Jesus said, For -- who
12 among you will go to build a tower
13 and not sitteth down to counteth the
14 cost, after having laid the
15 foundation, and then not able to
16 finish it, the people looking
17 around, mock him and say they
18 couldn't built it. That's not to
19 proselytize to make the point, that
20 we are about to or being asked to go
21 forward with a project with all
22 these unanswered questions, to be
23 the crowning jewel on Market East
24 and leaving so many people without

1 feeling satisfied for what they're
2 going to get in the process, and
3 that is a recipe for mocking on the
4 backend.

5 It'll be pretty and it'll
6 also be an eyesore for many who
7 recognize how much they didn't get
8 out of it. And so, I would
9 encourage us to really consider what
10 other colleagues have said about at
11 least negotiating, being open to
12 reconsiderations around here. This
13 is a major issue to me. And as it
14 stands right now, there are a lot of
15 questions yet to be answered.

16 Thank you, Council
17 President, for your time.

18 (Applause.)

19 COUNCIL PRESIDENT

20 JOHNSON: Thank you.

21 Councilmember Rue Landau.

22 COUNCILWOMAN LANDAU:

23 Yeah, answer.

24 COUNCIL PRESIDENT

1 JOHNSON: The Chair recognizes Chief
2 of Staff to the Mayor Ms. Tiffany
3 Thurman.

4 MS. THURMAN: So, Council
5 President Johnson, as someone that
6 is -- and I agree with you, this is
7 not the stage to proselytize. But
8 in keeping with the parable that the
9 Councilmember mentioned around Jesus
10 and the parable of the tower and
11 counting the cost, I'd like to talk
12 about the cost that we counted
13 through our economic impact process.

14 And so, if I may just
15 less than 60 seconds, our PIDC
16 representative here Sam Rhoads will
17 talk about that. Thank you.

18 COUNCIL PRESIDENT

19 JOHNSON: You're welcome.

20 MR. RHOADS: Thank you
21 very much. Sam Rhoads again from
22 PIDC. I want to emphasize with
23 respect to CSL that they responded
24 to a request for proposals. We got

1 a very strong response nationally
2 and chose CSL as the best out of
3 that group. So we are very pleased
4 with CSL and worked very carefully
5 with them in terms of these
6 conservative assumptions.

7 So I just want to come
8 back for the record again in terms
9 of this notion of inflated or other
10 costs, we did not do the things that
11 people do and studies do with
12 respect to these. In every single
13 respect, we took it back a notch and
14 made it more conservative. We did
15 not use multipliers. We did not use
16 induced effect. We did not use
17 indirect impacts.

18 These are very directly
19 related to just the net new events.
20 CSL helped us think about the single
21 arena versus a double two-arena
22 scenario and again paired it back to
23 just what we thought was net new
24 dollars.

1 COUNCIL PRESIDENT

2 JOHNSON: Thank you very much.

3 The Chair recognizes
4 Councilmember Rue Landau.

5 COUNCILWOMAN LANDAU:

6 Thank you. Quick comment and then
7 two areas of questions: One EOP and
8 the other is about office space. So
9 the comment is I just wanted to put
10 on the record my thought that, yes,
11 we need to do both shuffling money
12 around in the \$50 million City-
13 negotiated CBA, so things like free
14 tickets to students gets moved to
15 things like affordable housing and
16 SEPTA. And we also need to ask for
17 more, much much more because the
18 City is in much need.

19 So I'll start with the
20 office space because I think it's
21 easier. But when we saw the
22 renderings of East Market Street,
23 there was a discussion of adding
24 more buildings for office space. We

1 recall having a discussion that even
2 the Lits Center building is 50
3 percent vacant right now. But we
4 have a potential of the parking lot
5 space at 13th and Market being
6 created into new building for office
7 spaces.

8 What analysis have we
9 done? What is the office vacancy
10 rate on that citywide and on that
11 side of Market Street and why do we
12 believe that people will be filling
13 these office spaces up?

14 MR. LAWRENCE: Jessie
15 Lawrence, Director of Planning and
16 Development. Just to be clear, the
17 illustrative plan that did show all
18 of the potential along the corridor,
19 you are absolutely right that it did
20 demarcate 1300 or, excuse me, 1301
21 Market Street being a potential
22 office development.

23 I did -- also in
24 presenting that plan, it was a dated

1 proposal. The purpose of the
2 exercise was just to identify where
3 certain plans had been prepared
4 along the corridor. But to your
5 point earlier, we did present where
6 certain office development had
7 been -- again, past, present and
8 future. The future aspect of that
9 illustrative plan didn't necessarily
10 demonstrate a lot of proposed office
11 growth.

12 What we did show was a
13 lot of office space being converted
14 to residential uses. So I think
15 that kind of answers your question
16 as far as what the approach is.
17 We're setting up -- again, in any
18 master planning process, that we're
19 going to guide where we are going.
20 We want to be cognizant of the fact
21 that office development and office
22 occupancy is downward at this point.

23 The general occupancy is
24 about 75 percent throughout the

1 City. The quarter that you see,
2 along that quarter that would be
3 vacant is also the quarter that you
4 see in the Market East submarket.
5 That vacancy rate is actually even
6 higher as you get into Old City.
7 But we want to be clear about the
8 fact that we -- in any master
9 planning process, we want to make
10 sure that we're responding to
11 trends.

12 And the trend right now
13 is that office absorption is
14 negative right now. So whatever we
15 do, again holistic and strategic,
16 it's not going to be presenting
17 options for things that won't
18 necessarily be absorbed in the way
19 that other uses might be.

20 But we want to be clear
21 about the fact that whatever
22 direction we're going is going to be
23 a diversification of uses. It'll be
24 mixed. It will probably ebb away

1 from office space. Those same
2 properties that you were talking
3 about, the Lits building, the Macy's
4 building, we understand that half
5 that Lits building is subleased
6 right now. We also understand that
7 Macy's is also considering some sort
8 of residential conversion. But I
9 think that whatever we do, the
10 master planning will set the pace
11 for whatever we want to bound
12 ourselves to doing.

13 And again, if we find
14 that market trends are allowing for
15 office development, we respond
16 accordingly. But if that's not the
17 case, we won't let it go.

18 COUNCILWOMAN LANDAU:

19 Thank you. I'm going to jump in
20 real quick with my EOP questions.
21 I'll rattle them off. The first one
22 is that you listed the entities that
23 you went to inform your thoughts on
24 diversity for your diversity

1 numbers, including office, economic
2 opportunity, whatnot. What data did
3 they have that you relied on?

4 And I hearken back to
5 when I started at the City with the
6 Mayor's diversities in the
7 construction trades group knowing
8 that thankfully the unions are
9 working very hard now to diversify,
10 but we've had an uphill battle with
11 this.

12 The second question is we
13 were promised in the meeting that
14 there wouldn't be double-dipping,
15 double-counting, that an African
16 American female would be counted as
17 both Black and female, and I don't
18 know where that is in the document.
19 I would love to see that.

20 And then the third
21 question is that I know that the
22 Sixers have negotiated with one
23 large service union and is not fully
24 committed to another, which is

1 concerning to me. And so, one,
2 absolutely want all union workers
3 there at the Sixers Arena. But in
4 the meantime, I did see a
5 notification -- I saw in the
6 documents what we call for the City,
7 I believe we have a minimum wage, a
8 living wage and a prevailing wage.

9 And a minimum wage I saw
10 in the document, in the lease, \$15
11 an hour plus a certain amount for
12 inflation after July of 2023. I
13 think that's a bit low. I'd like
14 that to be higher. But when the
15 TIF, what is going to be removed
16 from -- so there's a TIF that covers
17 about three blocks and three
18 sections and it'll be removed from
19 the one section the Arena will be
20 on. Will that section still abide
21 by the obligation of a living wage
22 when it is removed from the TIF?

23 MS. STOKES: Thank you.
24 Nicole Stokes, an attorney from the

1 Law Department. And so, I believe
2 your first question was regarding
3 data relied upon. As you may know,
4 the City does an annual disparity
5 study every year. That is a report
6 and a study that OEO is very
7 familiar with. It looks at
8 availability and utilization within
9 the field by NAICS Code, and that's
10 broken down by different industry.
11 And so, that is a report that OEO
12 relies upon a lot in order when we
13 set goals and ranges on City
14 contracting in the industry as well.

15 I know your second
16 question regarded to making sure
17 that there is no double counting,
18 that would be Section 3 of the
19 diversity goals. It says, to
20 maximize opportunities for as many
21 businesses as possible, a firm that
22 is certified in two or more
23 categories will only be credited
24 toward one participation range as

1 either an MBE, WBE or DSBE for any
2 specific contract. And so, that is
3 incorporated into the EOP.

4 And I believe I'll turn
5 to Renee.

6 COUNCILWOMAN LANDAU:

7 Thank you.

8 CITY SOLICITOR GARCIA:

9 And I don't know if you said the
10 page number, Nicole, but that's the
11 bottom of Page 3 what that language
12 is. If I understand your question
13 on the TIF correctly, you are
14 concerned about the two-thirds that
15 remain?

16 COUNCILWOMAN LANDAU: No,
17 the --

18 CITY SOLICITOR GARCIA:

19 No. Explain.

20 COUNCILWOMAN LANDAU: --

21 one-third that will no longer make
22 it -- ensuring that the one-third
23 that's no longer in the TIF will pay
24 at the minimum living wage?

1 CITY SOLICITOR GARCIA:

2 Yes.

3 COUNCILWOMAN LANDAU:

4 Even though it's not obligated to do
5 so any longer? Isn't there a living
6 wage associated with the TIF and
7 one-third is being removed from the
8 TIF, and my concern is that --

9 CITY SOLICITOR GARCIA:

10 So the third that's removed to the
11 TIF will be governed by the terms of
12 this deal. 21st century minimum
13 wage covers everybody and prevailing
14 wage will cover the Arena business
15 services personnel.

16 COUNCILWOMAN LANDAU:

17 Only when they're union, prevailing
18 wage?

19 MS. THURMAN: The 21st
20 century minimum wage applies to 76
21 DevCo and their subcontractors,
22 including the master concessionaire
23 and their professional services
24 providers. Prevailing wage applies

1 to building services employees. The
2 reduced TIF district remains subject
3 to all initial obligations,
4 including living wage requirements.
5 So the 21st century wage applies to
6 the Arena.

7 COUNCILWOMAN LANDAU:

8 Okay. Thank you.

9 CITY SOLICITOR GARCIA:

10 And the prevailing wage has all the
11 different -- there's a whole
12 paragraph with all the different
13 jobs that are subsumed within that
14 category.

15 COUNCILWOMAN LANDAU:

16 Thank you.

17 CITY SOLICITOR GARCIA:

18 Yes.

19 COUNCIL PRESIDENT

20 JOHNSON: Thank you.

21 The Chair recognizes
22 Councilmember Brooks.

23 COUNCILWOMAN BROOKS:

24 Council President, it's one of the

1 questions that I asked I think that
2 I didn't get answered. And it's
3 about --

4 COUNCIL PRESIDENT

5 JOHNSON: Can you speak into the
6 microphone please?

7 COUNCILWOMAN BROOKS: I'm
8 sorry. All right. One of my
9 questions I don't think was
10 answered. And it's why didn't the
11 Administration include a labor
12 neutrality agreement in the CBA?

13 MS. THURMAN: So we will
14 provide a response to the Council
15 President's Office in writing this
16 week.

17 COUNCIL PRESIDENT

18 JOHNSON: Okay. Thank you. Thank
19 you very much. That's a good
20 question though.

21 Councilmember Young.

22 COUNCILMAN YOUNG: Thank
23 you, Mr. President.

24 My questions are along

1 the same lines regarding the EOP.
2 Is the EOP incorporated in the
3 development agreement? I think
4 that's important because we want to
5 ensure that the City, the developer
6 and the contractors, right, are all
7 aligned with the same goals that we
8 have in mind. So again, is the EOP
9 incorporated with any development
10 agreement or to frame it a little
11 differently, is the EOP incorporated
12 into the other agreements, the
13 lease, the sublease, by reference or
14 exhibit or anything like that to
15 make it a part of the actual
16 contracts between the City, the
17 developers and their contractors?

18 COUNCIL PRESIDENT

19 JOHNSON: So we got lawyers on
20 Council so you get those deep-dive
21 type questions. Go ahead.

22 CITY SOLICITOR GARCIA:

23 Yes, it will be an exhibit to the
24 sublease. It's also in the term

1 sheet. The EOP and the CBA are all
2 referenced in the foundational
3 documents.

4 COUNCILMAN YOUNG: Thank
5 you. It's the only question,
6 Mr. President.

7 COUNCIL PRESIDENT

8 JOHNSON: Thank you.

9 Chair recognizes
10 Councilmember Jamie Gauthier.

11 COUNCILWOMAN GAUTHIER:

12 Thank you, Council President.

13 We've all been here all
14 day, but we've talked about several
15 aspects of community benefit for
16 which there's no answer for or for
17 which there's not enough, right. We
18 talk about the SEPTA piece. I heard
19 conflicting statements on the Sixers
20 covering the construction but
21 they're not on the hook for the
22 operating, and then I heard members
23 of the Admin say they're on the hook
24 for everything, but none of that is

1 specified in writing or in this
2 legislative package.

3 Additionally, we've
4 talked about things like having 1.6
5 million, I believe, kind of
6 allocated for business disruption,
7 and many members commented that that
8 wouldn't be enough given what
9 they've seen from big projects like
10 these in the past.

11 We also talked a good
12 amount about housing, \$3 million
13 over three years for affordable
14 housing in areas that not only are
15 gentrifying now but for which our
16 own impact study says gentrification
17 and displacement could increase
18 given this project.

19 Given that the current
20 CBA, which we're calling a Community
21 Benefits Agreement, doesn't speak to
22 a lot of this stuff, I have
23 questions still about the timing and
24 the sequencing of the master

1 planning process. I would think
2 that in a normal situation with a
3 project of the scale where we've
4 looked at some of the unintended
5 negative impacts that the
6 Administration would be presenting
7 us with a master plan for
8 revitalizing Market East, a master
9 plan for not just protecting
10 Chinatown but growing Chinatown.

11 However, the
12 Administration has been clear that
13 you want to present a plan after the
14 Arena has been moved forward. If we
15 are really prioritizing Chinatown as
16 a cultural asset and a valued
17 neighborhood in this city, why are
18 we doing this backwards? Can you
19 just expound on that more?

20 MS. THURMAN: Well, one,
21 we're not doing it backwards. And
22 then of course, we'll answer the
23 question again. I'll ask --

24 COUNCILWOMAN GAUTHIER:

1 Why are we -- sorry, let me be
2 clearer. Why would we worry about
3 master planning after we move
4 forward an enormous project which
5 our own impact study shows could
6 have negative consequences? Can you
7 speak to the sequencing and why that
8 is wise and prudent?

9 MS. THURMAN: Happy to.

10 MR. MONDLAK: John
11 Mondlak from the Department of
12 Planning and Development. Again,
13 the impacts if the Arena were to go
14 forward won't begin until 2026 at
15 the earliest. That's when they're
16 proposing is the earliest demolition
17 date construction in 2028.

18 We have plenty of time to
19 engage with the community, gather as
20 much information as we can,
21 formulate a plan, figure out how is
22 the best way that we can serve the
23 community, the affordable housing
24 needs, affordable commercial needs

1 and engage with something that
2 predates the initial demolition and
3 activity that happens on the site.

4 COUNCILWOMAN GAUTHIER:
5 So is the Administration's position
6 that you worry about that type of
7 stuff after you say yes to the
8 project?

9 MR. MONDLAK: We're
10 worried about it right now. I mean,
11 we're already starting --

12 COUNCILWOMAN GAUTHIER:
13 So what are we doing about it or
14 where is that enumerated or
15 detailed?

16 MR. MONDLAK: Right now
17 we are starting the planning process
18 within the Department of Planning
19 and Development, so we're putting
20 together what is our gameplan, what
21 is the cost that's going to be
22 associated, how do we pull in the
23 other work that's already been done,
24 how do we piggyback on what's

1 already happening under the Stitch
2 and the outreach that's happening in
3 the planning efforts that are going
4 there, to try to just formulate a
5 plan, how are we going to pull this
6 off, how do we get started, what are
7 timelines, what are deliverables,
8 that's all starting right now.

9 COUNCILWOMAN GAUTHIER:

10 Well, do you think this is an
11 ongoing sort of way of operating?
12 We'll kind of just approve huge
13 things and worry about a plan or
14 having the resources to stop
15 displacement afterwards? Is that
16 just like an Arena philosophy or is
17 that a philosophy to planning in the
18 city of Philadelphia in general?

19 MS. THURMAN: So we do
20 master planning processes all across
21 the city. We know that, right, from
22 Chinatown to neighborhood -- your
23 neighborhood, right, the District
24 that you represent. So whether

1 we're talking about this deal or
2 other deals, as John Mondlak said,
3 this is a part of our overall
4 process regardless of what type of
5 development is happening on Market
6 East. And with regards to the
7 impact analysis, the Master Plan is
8 actually in response to the ongoing
9 engagement that we've done.

10 John, do you have
11 anything else to add there?

12 MR. MONDLAK: I think
13 that's part of it. So it's baked
14 into this -- we have a bunch of
15 benefits that are in the CBA that
16 are intended to drop into place.
17 Now, that money doesn't necessarily
18 hit until the Sixers sign the
19 document, agree to do this project.
20 And if they don't, then we're
21 dealing with a whole different set
22 of circumstances.

23 We're dealing with the
24 natural trend of what's happening

1 right now with gentrification that
2 Chinatown is experiencing, but it's
3 going to be very different than an
4 arena. And so, until we know that
5 the Sixers are actually going to go
6 forward, that they commit to this
7 and drop the money, then we know
8 what we're planning for. We don't
9 know right now because if they
10 don't, then we're not planning for
11 an arena. We're planning for
12 something else, and it may be some
13 other proposal that comes down the
14 pike.

15 We don't have any right
16 now, but hopefully there is another
17 option at some point. Somebody
18 wants to invest their money into
19 Market East and we need to take that
20 into consideration when we do our
21 planning.

22 COUNCILWOMAN GAUTHIER:
23 To be clear, just to respond to the
24 comment about neighborhood planning,

1 which I think is very important, as
2 an urban planner with two urban
3 planners in my office, I've not seen
4 kind of so much expected to come
5 after the fact.

6 The plan doesn't come
7 after the project. The project
8 comes after the plan, right. And we
9 should not be -- the only
10 legislation I've seen come out to
11 protect the cultural integrity of
12 Chinatown came from Councilmember
13 Squilla. I would have expected that
14 to come from the Administration and
15 the Sixers or at least some of it.
16 The Sixers should not be planning
17 our city. We should be planning our
18 city.

19 MS. THURMAN: And I want
20 to be very clear. We were very
21 happy to sit with any member of
22 Council, including Councilmember
23 Squilla. But what we came out with
24 shows not just our commitment to

1 Chinatown but also our citywide
2 commitment even beyond the CBA.

3 And if I may, I'll ask
4 Sophie Bryant to come up and talk
5 about that Chinatown commitment
6 beyond the CBA.

7 MS. BRYANT: So,
8 Councilmember, consider me -- sorry,
9 Sophie Bryant, the voice of the
10 expertise of a lot of colleagues
11 here. So in thinking about this
12 Chinatown commitment, I think what
13 we're trying to sort of frame out
14 for Council's consideration is both
15 those CBA funds as sort of an
16 initial leverage and a boost but
17 also all the other things the City
18 can do and should do to respond to
19 conditions in Chinatown.

20 So I know I'm going to
21 get accused of like filibustering
22 here, but let me just run through a
23 couple of different categories just
24 to talk about it. So sort of

1 starting with the community vitality
2 and cultural preservation, here the
3 master planning is critical to that,
4 right, as you know from your city
5 planning expertise.

6 But I think the zoning,
7 sort of even in advance of
8 Councilmember Squilla introducing
9 the zoning overlay, the
10 Administration was already in
11 conversation about what are the
12 zoning interventions that might help
13 preserve the community, and that
14 relates to sort of uses, permitted
15 uses, not permitted uses, density.

16 Also, there's a
17 commitment to support a City-run
18 recreation space for Chinatown and
19 cultural center. So again, just two
20 specific examples of things that
21 we've heard directly from the
22 community that are important to the
23 community. We understand that
24 there's -- aren't existing those

1 facilities there. That might tie to
2 how the Chinatown Stitch overlay
3 gets programmed.

4 Just to talk a little bit
5 about traffic and parking, we know
6 in multiple meetings with Chinatown
7 stakeholders, particularly for small
8 business owners, concerns about
9 parking are existential and they're
10 already existential, right, because
11 we know, and it's reinforced by the
12 community impact study, it's a super
13 car-dependent community and small
14 business community.

15 Lots of folks who shop
16 and engage in Chinatown are driving
17 in, and Mike can speak with more
18 specificity about this -- sorry.
19 Mike Carroll can speak with more
20 specificity, but we obviously have
21 to sort of do an audit and some
22 planning of what are the existing
23 parking spaces, is there a parking
24 validation opportunity to help

1 people who are coming in not for
2 arena events, but to patronize
3 Chinatown's small businesses have
4 access to the parking.

5 We've also heard Mike
6 talk I think in some of the Council
7 briefings about working with PPA to
8 really control and rein in the
9 onstreet parking hours. So we don't
10 have folks going to Disney on Ice,
11 for instance, using that precious
12 onstreet parking. Instead we're
13 hopefully driving them to using
14 transit to get to those events.

15 Sort of one more area on
16 sort of clean and green. Another
17 area that we know is really
18 important for the Chinatown
19 community whether or not, right,
20 whether or not an arena gets
21 constructed. So they are thinking
22 about how do we leverage existing
23 programs like PHL Taking Care of
24 Business and sort of further build

1 out -- and this again comes up in
2 Councilmember Squilla's Arena
3 Services District -- ways to make
4 sure that the neighborhood is clean,
5 is beautiful, so on and so forth.
6 So sorry, too many words too
7 quickly.

8 But the broad concept is
9 take some of those targeted
10 investments that are in the CBA and
11 use those to help spur a broader
12 conversation about how can the City
13 be supportive of this community
14 based on conditions that are already
15 existing.

16 COUNCILWOMAN GAUTHIER:
17 Okay. So we should give the Sixers
18 a commitment, but we'll have a
19 conversation about displacement in
20 Chinatown? I just want to be clear.

21 MS. THURMAN: That's not
22 what we said. Just for the
23 record --

24 COUNCILWOMAN GAUTHIER:

1 That's what I heard.

2 MS. THURMAN: -- that's
3 not what we said.

4 COUNCILWOMAN GAUTHIER: I
5 heard we were spurring a
6 conversation about the potential
7 displacement and how we could manage
8 it.

9 But thank you, Council
10 President. I'm done.

11 COUNCIL PRESIDENT

12 JOHNSON: You're welcome.

13 And the Chair recognizes
14 Councilmember Rue Landau for the
15 last question and then we'll be
16 preparing for recessing until
17 tomorrow morning.

18 COUNCILWOMAN LANDAU: My
19 final question is because there's so
20 many question marks and unanswered
21 financial questions, is there ever a
22 point where the City would back out
23 of this saying, clearly this cannot
24 go through fiscally in a

1 responsible, reliable way?

2 MS. THURMAN: We came to
3 this agreement not lightly. We came
4 to this agreement based on a robust
5 analysis, economic impact study,
6 doing learning journeys, looking at
7 other cities, what we could learn
8 from those cities. We looked at the
9 CBA and beyond the CBA. We looked
10 at our Economic Opportunity Plan.
11 We did not come to this decision
12 lightly but now we stand on it.
13 This is a decision, this is a plan,
14 this is a package that we stand
15 behind and that we believe in.

16 And so, on behalf of
17 Mayor Parker and the Parker
18 Administration, the promise is the
19 promise.

20 COUNCILWOMAN LANDAU:
21 Just to be clear, that's not what I
22 was asking. I was asking not this
23 moment. I wasn't asking until now.
24 I'm talking about we're being asked

1 to say yes now and plan later. So
2 what happens if something goes
3 terribly wrong six months from now,
4 eight months from now? Is there
5 ever a moment where the City says,
6 wait a second, we're out of this,
7 we'll step back?

8 MS. THURMAN: We'll go
9 over to our City Solicitor.

10 CITY SOLICITOR GARCIA:
11 There are certainly contingencies
12 built in, say -- there's certainly,
13 you know, say we can't get through
14 zoning, things like that. If the
15 76ers file for bankruptcy or
16 there's, you know, investments that
17 we can't make and fulfill on the
18 City side, there are escape clauses
19 in the sublease. Of course we hope
20 that it doesn't come to that and
21 there's not a catastrophe and we're
22 going to be optimistic that there
23 isn't one. But there are certainly
24 clauses for both parties if

1 completion of the deal is not
2 realistic.

3 COUNCIL PRESIDENT

4 JOHNSON: You're finished, Member
5 Landau?

6 COUNCILWOMAN LANDAU:

7 Yes.

8 COUNCIL PRESIDENT

9 JOHNSON: All right. Thank you very
10 much. Thank you for your time
11 today. We'll see you tomorrow at
12 11:00 a.m. This concludes the
13 business before the Committee of the
14 Whole for today.

15 I recognize Councilmember
16 Squilla for a motion to recess the
17 public hearing on Wednesday,
18 November 13, 2024 at 11:00 a.m.

19 COUNCILMAN SQUILLA: So
20 moved, Council President.

21 COUNCIL PRESIDENT

22 JOHNSON: Is there a second?

23 (Duly seconded.)

24 COUNCIL PRESIDENT

1 JOHNSON: It has been moved and
2 properly seconded that the Committee
3 of the Whole will be recessed to
4 Wednesday, November 13, 2024 at
5 11:00 a.m.

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

8 (Aye.)

9 COUNCIL PRESIDENT

10 JOHNSON: All opposed?

11 (No response.)

12 COUNCIL PRESIDENT

13 JOHNSON: The ayes have it. This
14 hearing is recessed.

15 (Committee of the Whole
16 concluded at 4:30 p.m.)

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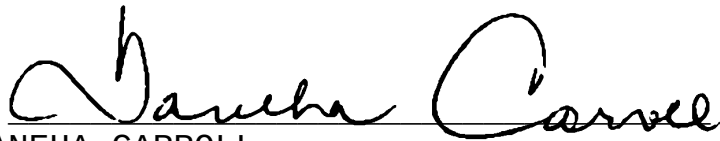
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C E R T I F I C A T I O N

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

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

TANEHA CARROLL
Court Reporter - Notary Public

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