

COUNCIL OF THE CITY OF PHILADELPHIA  
COMMITTEE OF THE WHOLE

Room 400, City Hall  
Philadelphia, Pennsylvania  
Tuesday, April 10, 2018  
10:50 a.m.

PRESENT:

COUNCIL PRESIDENT DARRELL L. CLARKE  
COUNCILWOMAN JANNIE L. BLACKWELL  
COUNCILMAN ALLAN DOMB  
COUNCILMAN DEREK S. GREEN  
COUNCILMAN WILLIAM K. GREENLEE  
COUNCILWOMAN HELEN GYM  
COUNCILMAN BOBBY HENON  
COUNCILMAN CURTIS JONES, JR.  
COUNCILMAN DAVID OH  
COUNCILMAN BRIAN J. O'NEILL  
COUNCILWOMAN CHERELLE L. PARKER  
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ  
COUNCILWOMAN BLONDELL REYNOLDS BROWN  
COUNCILMAN MARK SQUILLA  
COUNCILMAN AL TAUBENBERGER

BILLS 180162, 180163, and 180164  
RESOLUTION 180185

- - -

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCIL PRESIDENT CLARKE: Good  
3 morning. We're going to start now. This  
4 is a public hearing of the Committee of  
5 the Whole regarding Bills No. 180162,  
6 180163, 180184, and Resolution No.  
7 180185.

8 Mr. McDermott, please read the  
9 titles of the bills and resolution.

10 THE CLERK: Bill No. 180162, an  
11 ordinance to adopt a Capital Program for  
12 the six Fiscal Years 2019-2024 inclusive.

13 Bill No. 180163, an ordinance  
14 to adopt a Fiscal 2019 Capital Budget.

15 Bill No. 180164, an ordinance  
16 adopting the Operating Budget for Fiscal  
17 Year 2019.

18 And Resolution No. 180185,  
19 resolution providing for the approval by  
20 the Council of the City of Philadelphia  
21 of a Revised Five Year Financial Plan for  
22 the City of Philadelphia covering Fiscal  
23 Years 2019 through 2023, and  
24 incorporating proposed changes with  
25 respect to Fiscal Year 2018, which is to

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           be submitted by the Mayor to the  
3           Pennsylvania Intergovernmental  
4           Cooperation Authority pursuant to the  
5           Intergovernmental Cooperation Agreement,  
6           authorized by an Ordinance of this  
7           Council approved by the Mayor on January  
8           3, 1992, by and between the City and the  
9           Authority.

10                   COUNCIL PRESIDENT CLARKE:

11           Thank you, Mr. McDermott.

12                   Today we continue the public  
13           hearing of the Committee of the Whole to  
14           consider the bills read by the Clerk that  
15           constitute proposed operating and capital  
16           spending measures for Fiscal Year 2019, a  
17           Capital Program, and a forward-looking  
18           Capital Plan for Fiscal Year 2019 through  
19           Fiscal 2024.

20                   Today we will hear testimony  
21           from the following City departments:  
22           Planning and Development, License and  
23           Inspection, and the Office of Information  
24           and Technology.

25                   Mr. McDermott, the first person

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 to testify from the Administration is?

3 THE CLERK: Anne Fadullon,  
4 Planning and Development.

5 COUNCIL PRESIDENT CLARKE:  
6 Thank you very much.

7 Please come forward.

8 (Witnesses approached witness  
9 table.)

10 MS. FADULLON: Good morning,  
11 Council President Clarke -- I'm sorry.  
12 I'm Anne Fadullon, Director of Planning  
13 and Development.

14 Good morning, Council President  
15 Clarke and members of City Council. Anne  
16 Fadullon, Director of Planning and  
17 Development, and joining me today are  
18 Cathy Califano, First Deputy for Planning  
19 and Development, who is behind me;  
20 Eleanor Sharpe, Deputy Director for  
21 Planning and Zoning; Paul Cesario, who is  
22 also behind me, Deputy Director for  
23 Finance; Melissa Long, Director for  
24 Housing and Community Development  
25 Programs; and John Mondlak is also with

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           us, Deputy Director for Development  
3           Services, and I think we also have some  
4           other members of the Planning and  
5           Development agencies. I'm pleased to  
6           provide testimony on Planning and  
7           Development's Fiscal Year 2019 Operating  
8           Budget.

9                        I've submitted more thorough  
10           written testimony, and so I'm just going  
11           to summarize some key points in my verbal  
12           testimony.

13                       The Department of Planning and  
14           Development coordinates the City's  
15           planning, zoning, preservation, and  
16           housing functions. Our goal is to  
17           promote the social and economic  
18           well-being of the City and all its  
19           neighborhoods. As we pursue these  
20           strategies, we do so with the goal of  
21           engaging residents, the development  
22           community, and other stakeholders.

23                       Planning and Development is  
24           approaching the end of its first year as  
25           an official department, and we are

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           continuing to build a collaborative and  
3           effective agency.

4                     I'd like to highlight some of  
5           the strategies that would be supported by  
6           modest increases in our Fiscal Year '19  
7           budget.

8                     We will expand our housing  
9           counseling and foreclosure prevention  
10          support to better serve households at  
11          risk of tax foreclosure. Since the  
12          program's inception in 2008, we have  
13          saved more than 11,000 homes from  
14          foreclosure, and we look forward to  
15          helping more Philadelphians remain in  
16          their homes. Often the most affordable  
17          home is the one you are already in. So  
18          with the increased funding for counseling  
19          in Fiscal Year '19, we are hopeful we can  
20          keep more homeowners in their current  
21          homes.

22                    We will expand our Development  
23          Services Team to assist more key  
24          development projects and create more  
25          construction and permanent jobs. In our

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           new structure, Development Services has  
3           supported affordable housing and  
4           community projects in addition to  
5           for-profit development. An expanded  
6           staff will help us move more projects  
7           forward.

8                         We will continue to ramp up the  
9           acquisitions and dispositions of property  
10          by the Land Bank following the Land  
11          Bank's strategic plan and its policies  
12          that Council approved last fall. Since  
13          Angel Rodriguez became the Land Bank's  
14          first permanent Executive Director, we  
15          have made significant strides towards  
16          meeting our acquisition and disposition  
17          goals for this fiscal year, and we  
18          continue to work diligently to get the  
19          Land Bank up and fully operational.

20                        We have also allocated funding  
21          as part of a long-term strategy to  
22          increase the diversity of the Planning  
23          and Development workforce. Diversity in  
24          our workforce is important to Mayor  
25          Kenney and it is important to our

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           department. Our goal is to have a  
3           workforce that reflects the diversity of  
4           the residents we serve.

5                     A challenge we face, however,  
6           is that some of the fields from which we  
7           recruit staff do not have a diverse pool  
8           of potential employees. For example,  
9           over 90 percent of the membership in the  
10          American Planning Association is white.

11                    To counter the problem, we're  
12          working to expose more young  
13          Philadelphians and especially young  
14          people of color to our work. We've  
15          partnered with West Philadelphia High  
16          School to engage students as the City  
17          Planning Commission developed its West  
18          District Plan. We have made  
19          presentations to high school and middle  
20          school students, and we will reach out to  
21          schedule more. So to date, we have had  
22          either sessions where we've gone out to  
23          high schools and middle schools or have  
24          them come in to tour and meet our staff  
25          at the Planning Commission with over 25



1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 educational institutions.

3 For our internship programs,  
4 we've expanded our recruitment to include  
5 more historically black colleges and  
6 universities, and we have added  
7 non-planning majors to the study areas  
8 from which we recruit. We have also  
9 identified funds in our budget to support  
10 college students who do not have the  
11 financial capacity to accept an  
12 internship only for experience or college  
13 credit. Through these funds, we hope to  
14 increase the ethnic and economic  
15 diversity of our interns.

16 We recognize that these  
17 strategies will not result in changes in  
18 our workforce in the short term. That is  
19 why our recruitment for permanent  
20 positions seeks as diverse a candidate  
21 pool as possible and why we have  
22 established a Diversity and Inclusion  
23 Committee within our department. This  
24 committee is used to brainstorm ideas on  
25 how to increase our candidate pool and

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           make all our employees feel welcome.  
3           However, it is our hope that by exposing  
4           young Philadelphians to our work today,  
5           we are developing the workforce --  
6           diverse workforce of tomorrow.

7                        The City Planning Commission's  
8           development of district plans will  
9           conclude in the first half of Fiscal Year  
10          '19. The Commission, along with its  
11          Citizens Planning Institute, continues to  
12          engage residents to plan for the future  
13          of their neighborhoods.

14                       As its permit review  
15          responsibilities grew, the Historical  
16          Commission had less time to devote to  
17          historic designations. With additional  
18          funding Council and the Mayor provided  
19          this fiscal year, the Historic Commission  
20          is now developing more time to reviewing  
21          historic resources. Examples of these  
22          are, there's a district on the 1400 block  
23          of West Girard Avenue that will be going  
24          to the May Historic Commission meeting.  
25          The review of the Overbrook Farms

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           district is now underway, and the  
3           Satterlee Heights and Lutheran Seminary  
4           districts are going to be considered by  
5           the Commission this summer.

6                     I believe that our department  
7           has taken significant strides since we  
8           officially formed last summer. I am  
9           confident in our ability to move forward  
10          and am excited about our next steps.

11                    We would be happy to answer any  
12          questions Councilmembers may have. Thank  
13          you.

14                    COUNCIL PRESIDENT CLARKE:  
15          Thank you very much, Ms. Fadullon. I  
16          just have a couple of quick ones to  
17          start.

18                    Under the reorg Charter change  
19          legislation, part of that called for the  
20          creation of the Housing Advisory Board.  
21          Can you tell me what the status is and  
22          who the members are and whether or not  
23          they have been meeting on a consistent  
24          basis?

25                    MS. FADULLON: So --

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2 COUNCIL PRESIDENT CLARKE: And  
3 it's a two-part question. I might as  
4 well get the second in.

5 And at the end of the day, for  
6 those that don't know, should be  
7 responsible for regular development of  
8 the multi-year strategic housing plan for  
9 the City that includes recommendations  
10 for maintaining and increasing affordable  
11 housing, workforce housing, market-rate  
12 housing, and the division shall consult  
13 with and seek advice from the Housing  
14 Advisory Board in its preparation of such  
15 plans.

16 So can you just kind of tell me  
17 where you are with that.

18 MS. FADULLON: So the Housing  
19 Advisory Board has been seated. I  
20 believe -- I can't tell you exactly how  
21 many meetings they've had, but they have  
22 been meeting, I believe, on pretty much a  
23 quarterly basis. In addition, there was  
24 an initial subcommittee formed that  
25 looked at preservation for subsidized

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2           affordable rental that's coming out of --  
3           aging out of its compliance period and it  
4           could be at risk, because we don't have  
5           as many dollars as we used to have to  
6           subsidize rental housing. So they were  
7           looking at that.

8                         However, now we -- when did we  
9           put out the RFP?

10                        MS. LONG: We put it out in  
11           January.

12                        MS. FADULLON: So we put out an  
13           RFP in January for the Housing Action  
14           Plan, which is the plan that you  
15           described that's in the Charter change,  
16           looking at the housing market, from  
17           everything from homeless all the way up  
18           to the luxury market. We have  
19           preliminarily selected a consultant.  
20           We're actually meeting with them this  
21           afternoon to finalize scope and budget,  
22           and the timeframe is to have that plan in  
23           place by this fall, and that will set  
24           out -- it will be pretty prescriptive.  
25           We're looking at this to really be an

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           action plan, not another, for example,  
3           800-page assessment of fair housing. And  
4           this will be a very short document, but  
5           easily understandable. It will lay out  
6           specific goals that we want to achieve  
7           over the next ten years specifically in  
8           the areas of homeless housing,  
9           preservation of affordable rental,  
10          creation of affordable rental,  
11          preservation of affordable homeownership,  
12          creation of homeownership, and it will  
13          also include the market-rate  
14          homeownership as well.

15                        So we anticipate getting this  
16          underway, I would say, in the next couple  
17          weeks and working very diligently to get  
18          this done by fall. We're going to use  
19          some existing task force groups. So we  
20          have already an Eviction Preservation  
21          Task Force, Historic Preservation Task  
22          Force, some of these other things. So  
23          we're going to feed into that work, but  
24          then we also have stakeholder groups that  
25          we've set up around things like cost of

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           construction and the technology of  
3           construction, are there ways we can  
4           achieve cost savings there; resources and  
5           financing, are there more creative ways  
6           we could be using our dollars. We talked  
7           about the affordable preservation of  
8           rental housing, whether it's naturally  
9           occurring or subsidized. There's a  
10          subcommittee around that, homeownership.  
11          So we're in the process of getting that  
12          plan underway.

13                        COUNCIL PRESIDENT CLARKE:  
14          Okay. Thank you. Who is in charge of  
15          the Board? Who is the Chair?

16                        MS. FADULLON: I think I am.

17                        COUNCIL PRESIDENT CLARKE: You  
18          are? All right.

19                        MS. FADULLON: It's hard for me  
20          to keep track sometimes, to be honest  
21          with you, but yes.

22                        COUNCIL PRESIDENT CLARKE: So  
23          when you stated earlier you weren't sure  
24          as to how many meetings --

25                        MS. FADULLON: I believe we've

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           met three times or four times. I mean,  
3           we have regular quarterly -- I think we  
4           have quarterly meetings on the schedule.  
5           I'll be frank. We had a meeting  
6           scheduled for, I want to say, this week,  
7           but we felt that we weren't ready,  
8           because it was about rolling out our  
9           goals and discussing that through our  
10          housing advisory plan -- our Housing  
11          Action Plan, so we've rescheduled that  
12          one for June. But there have been  
13          subcommittee meetings of that board  
14          meeting.

15                    COUNCIL PRESIDENT CLARKE: Are  
16                    there minutes or any summaries of --

17                    MS. FADULLON: Do we have any  
18                    minutes?

19                    COUNCIL PRESIDENT CLARKE: I  
20                    mean, just summaries --

21                    MS. FADULLON: Yes, we do.

22                    COUNCIL PRESIDENT CLARKE: --  
23                    of where you are so we can kind of  
24                    review.

25                    MS. FADULLON: We have those.



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2 We can provide them to your office.

3 COUNCIL PRESIDENT CLARKE: That  
4 would be helpful.

5 MS. FADULLON: Sure.

6 COUNCIL PRESIDENT CLARKE:  
7 Reorg, reorganization.

8 MS. FADULLON: Oh, reorg. I'm  
9 sorry.

10 COUNCIL PRESIDENT CLARKE: I  
11 know you don't really want to talk about  
12 that, but where are we at with the reorg?  
13 And I know that a significant aspect of  
14 that is our ability to deal with the,  
15 quote/unquote, union issue. Can you tell  
16 me, are we anywhere close to resolving  
17 that issue?

18 MS. FADULLON: We are in  
19 discussions. I think that we have --  
20 there has been -- I'm not sure how much  
21 of that I can talk about because we're in  
22 the process of negotiating, but we have  
23 broached that topic. There seems to be  
24 some willingness to move on that, but  
25 we're in the process of trying to move

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           that forward. And we are actually, at  
3           the management level, engaging in should  
4           we be successful in being able to do  
5           that, what that would look like, how we  
6           would do that.

7                        COUNCIL PRESIDENT CLARKE: All  
8           right. One question. Anybody here  
9           representing the Art Commission?

10                      MS. FADULLON: We didn't bring  
11           Bill Burke.

12                      COUNCIL PRESIDENT CLARKE: You  
13           didn't bring him?

14                      MS. FADULLON: We can see if we  
15           can get him.

16                      COUNCIL PRESIDENT CLARKE: Just  
17           an oversight? You know what I want to  
18           ask about, advertising revenue, since the  
19           Art Commission is under your  
20           jurisdiction, right?

21                      MS. FADULLON: Yes.

22                      COUNCIL PRESIDENT CLARKE: If  
23           they happen to be close by, it would be  
24           helpful if they can just kind of come  
25           over, and I want to see what the answer

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 is this year --

3 MS. FADULLON: We will see if  
4 we can get him over here.

5 COUNCIL PRESIDENT CLARKE: --  
6 as to why we won't get money outside of  
7 sticking our hands in taxpayers' pockets,  
8 particularly given the assessments that  
9 just came out. A lot of people got  
10 sticker shock, and if there's any way  
11 that we can raise revenue for schools  
12 outside of taxes, I think that at some  
13 point people need to understand -- I  
14 understand certain traditional values  
15 that people have, but we have to start  
16 figuring out some non-traditional  
17 strategies.

18 So if they can get here before  
19 you're done, it would be helpful.

20 MS. FADULLON: Okay.

21 COUNCIL PRESIDENT CLARKE: And  
22 if not, we're going to get him on  
23 callback.

24 MS. FADULLON: Okay.

25 COUNCIL PRESIDENT CLARKE: All

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 right. Thank you.

3 The Chair recognizes Councilman  
4 Greenlee.

5 COUNCILMAN GREENLEE: Thank  
6 you, Mr. President. I would have bet you  
7 were going to ask about the Art  
8 Commission.

9 COUNCIL PRESIDENT CLARKE:  
10 Yeah.

11 COUNCILMAN GREENLEE: Good  
12 morning, everybody.

13 MS. FADULLON: Good morning.

14 COUNCILMAN GREENLEE: On the  
15 issue of Basic System Repair, where are  
16 we on that as far as waiting lists? Are  
17 people being accepted for that now or how  
18 far back --

19 MS. FADULLON: Give me a  
20 minute, because I have the actual data,  
21 so just let me get there.

22 COUNCILMAN GREENLEE: Maybe on  
23 those other programs too just quickly,  
24 Weatherization, Emergency Heater Repair,  
25 just kind of where are we.

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2 MS. FADULLON: Okay. So  
3 overall for Basic System Repair and  
4 Weatherization -- hold on. So Basic  
5 System Repair, we've made just over 1,650  
6 repairs. About 925 of those are  
7 completed. So a case stays open until we  
8 can do the final work. We've had some  
9 issues getting plumbers. So there's some  
10 plumbing work that is preventing us --

11 COUNCILMAN GREENLEE: Why would  
12 that be? There's a lot of plumbers out  
13 there.

14 MS. FADULLON: Well, they're  
15 also very busy. That's been our biggest  
16 issue, honestly.

17 COUNCILMAN GREENLEE: Okay.

18 MS. FADULLON: Are you going to  
19 do a, I don't know, \$5 million plumbing  
20 job or are you going to do a \$1,000  
21 plumbing job? But we're working to  
22 address that.

23 We got about 1,900 cases that  
24 are in the process of getting assigned to  
25 a contractor, and we spent about \$9

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           million of the initial bond money for  
3           Basic System Repair.

4                     For the Adaptive Modification  
5           Program, we've made repairs to 350-plus  
6           houses. We have about 100 in the queue  
7           waiting to get assigned to a contractor,  
8           and we've spent about \$950,000.

9                     COUNCILMAN GREENLEE: Are those  
10          programs still open where people can  
11          apply?

12                    MS. FADULLON: So remember the  
13          bond activity was about clearing up  
14          backlog.

15                    COUNCILMAN GREENLEE: Right.

16                    MS. FADULLON: So then our  
17          non-bond activity, which is more of our  
18          current cases, we've made about 900 -- a  
19          little over 900 repairs for the Basic  
20          System Repair Program. We've got about a  
21          little over -- almost 340 cases that are  
22          in the process of getting assigned a  
23          contractor, and we've spent \$3.36 million  
24          dollars.

25                    For LIHEAP, which is our

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           weatherization piece, we've made just shy  
3           of 390 repairs, and we've spent just over  
4           \$850,000.

5                        So we are well on our way, we  
6           believe, with our bond program. We've  
7           started in fall of last year, so we're  
8           six, seven months in. And we thought  
9           we'd spend 20 million. We're at 9  
10          million. So we are well on track to  
11          achieve that goal.

12                       Just as an aside but also I  
13          think really important, as far as where  
14          that total of -- so we got almost just  
15          shy of \$17 million in awarded contracts.  
16          Over 30 percent of those have gone to  
17          certified MBE contractors, another 12 and  
18          a half percent have gone to non-certified  
19          MBE contractors. So that total comes to  
20          almost 43 percent. WBE certified has  
21          gone to almost 9 percent and uncertified  
22          another 2.3 percent. So there we're  
23          about 12 percent. So overall we're at  
24          about 55 percent.

25                       COUNCILMAN GREENLEE: Okay.

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Those figures, particularly the ones you  
3           first mentioned about the repairs and  
4           all, could that be sent to the Council  
5           President?

6                       MS. FADULLON:    Sure.

7                       COUNCILMAN GREENLEE:  I don't  
8           know if we have that.

9                       MS. FADULLON:  Yeah.  We can  
10          provide you reports on where we are with  
11          that.

12                      COUNCILMAN GREENLEE:  Okay.  I  
13          appreciate that.

14                      One other thing, and I feel I  
15          have to say this since periodically I get  
16          on Mr. Gregorski when he comes to the  
17          Rules Committee about this.  And he does  
18          a great job, by the way, but I know lots  
19          of times, I think at least three or four  
20          times, I've gotten -- and we've put in  
21          the bills to make changes in the Zoning  
22          Code, and really the argument that  
23          usually is used is as time goes on, we've  
24          seen changes, adjustments we have to  
25          make, which I get.  The problem seems to



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           be, though, when Councilmembers put in  
3           bills to make adjustments in their  
4           districts and they go to the Rules  
5           Committee, oftentimes the Planning  
6           Commission then says, Well, we should  
7           stick -- we have a plan here and we  
8           should stick with it, which leads many of  
9           us to believe that the only people who  
10          think they can make changes are the  
11          Planning folks.

12                        So I was wondering if you have  
13          any -- we just had one yesterday in  
14          Brewerytown where it was a relatively  
15          modest change, but it was a change that  
16          was reacting to the changes in the  
17          neighborhood where it was getting overly  
18          congested. And I know the Council  
19          President knows, but I know because I  
20          just live a little short of there, and  
21          yet the answer -- the Planning Commission  
22          report was against it because, well, we  
23          had this bill in 2014 and we should stick  
24          to it. Well, we had the Zoning Code a  
25          few years ago and we keep changing it, so

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 I'm trying to see the consistency here,  
3 if I'm making sense.

4 MS. SHARPE: Eleanor Sharpe,  
5 Planning Commission, Executive Director  
6 also.

7 So there are two things which  
8 I'll help to clarify. When it comes to  
9 zoning changes, that comes out of the  
10 work of the district plan work, which is  
11 very different from modifying our  
12 existing Zoning Code. So the Zoning Code  
13 modifications are amendments through a  
14 network of people, not just the Planning  
15 Commission. It includes the Zoning  
16 Technical Committee that's made up of  
17 Law, L&I, stakeholder groups who says  
18 this part of the code is not working,  
19 it's not functional, can you please make  
20 an amendment.

21 COUNCILMAN GREENLEE: Okay.

22 MS. SHARPE: That's Bucket A.

23 Bucket B, the Planning  
24 Commission staff works very closely with  
25 communities, with stakeholders, with

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           groups to propose rezoning amendments,  
3           very different from the Zoning Code,  
4           zoning amendments to say what a parcel  
5           should be in terms of what proposed land  
6           uses should be, and those -- that's under  
7           the purview for the Planning Commission  
8           to say for future development, for best  
9           uses, this is what we believe. And we  
10          are perfectly open that there are  
11          disagreements and people don't agree with  
12          us. That's where it comes from. So  
13          there is a distinction between the two.

14                    COUNCILMAN GREENLEE: I see a  
15                    distinction, but it's still -- because  
16                    who meets with us is the Planning  
17                    Commission folks.

18                    MS. SHARPE: We meet with  
19                    Council.

20                    COUNCILMAN GREENLEE: When they  
21                    want to change the Zoning Code. So it  
22                    eventually gets to the same place,  
23                    doesn't it? I mean, the same world, I  
24                    guess we would say, right?

25                    MS. SHARPE: I'm not sure about

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           that, sir. We do meet with Council. We  
3           don't -- City Council is part of our  
4           stakeholder group. We don't propose  
5           changes without having feedback and  
6           interaction, especially when it comes  
7           to zoning changes.

8                        COUNCILMAN GREENLEE: I get why  
9           you do the Zoning Code. I guess what I'm  
10          just -- and we get it a lot. I'm not  
11          saying every single bill that goes in,  
12          but we hear -- Councilman Jones had one  
13          in his district at the last -- I think  
14          all the District Councilpeople had, and  
15          it just seems that the argument is, we  
16          should stick to what was there already.

17                       MS. SHARPE: No. I don't --

18                       COUNCILMAN GREENLEE: Well,  
19          that's what it says.

20                       MS. SHARPE: Let me help to  
21          clarify that then. That's not the  
22          argument, because whatever we're  
23          proposing is at a moment in time and what  
24          the Commission in their professional  
25          opinion thinks is what needs to happen at

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           that point, and we're very open to that  
3           not being agreed to.

4                         One of the things that we are  
5           consistent about as a Planning Commission  
6           when it comes to the Zoning Code is  
7           introducing numerous overlays for  
8           especially project-based parcels, because  
9           then that will put us in a position in  
10          five, ten years from now that we need to  
11          redo the Zoning Code again because  
12          there's too many overlays to reference.  
13          That is a standard -- that is the  
14          Planning Commission perspective. So if  
15          that's what you're hearing, that's  
16          appropriate.

17                        Whatever recommendation we have  
18          is based on a moment in time what we  
19          believe is best for the parcel, which  
20          we're very, as I said, open to like  
21          having people not agree with our stance.

22                        COUNCILMAN GREENLEE: One last  
23          thing. I don't want to go back and forth  
24          on this. When there's these  
25          recommendations made like on the bill in

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 Brewerytown, does somebody actually go  
3 out and look at the area?

4 MS. SHARPE: We look at every  
5 single parcel in the City, every single  
6 one.

7 COUNCILMAN GREENLEE: Okay. So  
8 you see that there has been in this case  
9 a lot of congestion.

10 MS. SHARPE: We don't sit in  
11 our office and just make random  
12 determinations.

13 COUNCILMAN GREENLEE: All  
14 right. Okay. Well, other people that  
15 are out there seem to think differently,  
16 but okay.

17 MS. SHARPE: That's okay.

18 COUNCILMAN GREENLEE: We'll  
19 have a difference of opinion.

20 MS. SHARPE: It makes for a  
21 democratic society.

22 COUNCILMAN GREENLEE: And  
23 usually we pass the bill that the  
24 Councilmembers think is appropriate.

25 Thank you, Mr. President.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCIL PRESIDENT CLARKE: I  
3 concur, Councilman. Thank you.

4 The Chair recognizes Councilman  
5 Jones.

6 COUNCILMAN JONES: Thank you,  
7 Mr. President.

8 And thank you, Councilman  
9 Greenlee. We most recently went through  
10 that, but I think that creates a balance  
11 of us doing what we want, you thinking  
12 what we should, and then we get in our --  
13 you having your say and we get in our way  
14 anyway. So I think it works out pretty  
15 well.

16 MS. FADULLON: That's working  
17 for you, getting in the way?

18 COUNCILMAN JONES: That's  
19 working for me.

20 First, let me say it seems like  
21 yesterday when I asked the question of  
22 the Sheriff of the City of Philadelphia  
23 was there a crisis looming back in, I  
24 think, '08 about Sheriff Sales, and he  
25 got back to me a little late, but he got

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           back to me and said yes. He said this  
3           was the highest number of Sheriff Sales  
4           in the City of Philadelphia's history.  
5           This Council took action and we created  
6           the Mortgage Diversion Task Force, which  
7           created the program.

8                         It brought my heart good to  
9           hear that somewhere near 11,000 homes,  
10          Mr. President, have been saved, and  
11          that's real public policy working  
12          together with the Administration, working  
13          with private institutions to create a  
14          product that people took advantage of.

15                        I turn the page quickly and  
16          talk about another initiative this  
17          Council and this Council President in  
18          particular talked about was about 3,000  
19          properties that were identified that were  
20          imminently dangerous of some type of tax  
21          takeover or being available for  
22          development in workforce housing.

23                        With the looming cuts at the  
24          HUD level, CDBG dollars, are we  
25          coalescing an affordable housing



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           strategy? Sister Maria here has been  
3           fighting for that throughout this year  
4           and years past. How are we working with  
5           all of the stakeholders to come up with a  
6           plan? And Part 2 of that question is,  
7           why was the Eviction Task Force  
8           established and is that a high number of  
9           evictions we're seeing from the rental  
10          side, not on the homeownership side but  
11          the rental side, and if that is so, what  
12          are we doing to stop it?

13                   MS. FADULLON: So I'm going to  
14                   try to cover what I think were the  
15                   questions in there. So one was --

16                   COUNCILMAN JONES: I'd just  
17                   like to thank you for the foreclosure  
18                   program that you run.

19                   MS. FADULLON: Right.

20                   COUNCILMAN JONES: And then  
21                   move to the rental.

22                   MS. FADULLON: We'll take that.  
23                   Thank you. But I think you talked about  
24                   kind of an overall strategy. So that is  
25                   exactly what we hope to achieve with our

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Housing Action Plan, is really setting  
3           clear-cut goals and then a roadmap of how  
4           we're going to get there. Because it's  
5           great to kind of come up with a plan that  
6           has sort of platitudes that say the  
7           plan -- our goal is to achieve a quality  
8           household for every resident in the City  
9           of Philadelphia. Well, yeah, that's  
10          great, but how much money does that cost  
11          and how are we going to get there? So  
12          this is really going to be more about the  
13          how we're going to get there. So, yes,  
14          that is what we're about to get underway.

15                        We don't have any say over  
16          Sheriff Sales, so let me just put that  
17          out there, but we understand that's an  
18          issue.

19                        Eviction Preservation Task  
20          Force, that's really being headed up out  
21          of the Office of Supportive Housing and  
22          that kind of group. We are participating  
23          on that. And while evictions are an  
24          issue, I think right up front when that  
25          group was formed, one of the things they

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           identified was that I think 80, 85  
3           percent of evictions are because people  
4           can't afford to pay their rent. So I  
5           think that's something that we really  
6           want to take a closer look at as we're  
7           going through the housing plan. Because  
8           it's great to have maybe some just cause  
9           language or more education, but if the  
10          fundamental problem is people can't  
11          afford to pay their rent, we want to look  
12          at how do we address that problem.

13                    COUNCILMAN JONES: So we've  
14           asked -- and thank you, Planning  
15           Department. Around that time we also  
16           came up and asked you to participate in  
17           the new West kind of strategy. I share  
18           Market Street with the great Jannie  
19           Blackwell in the Third District, and  
20           years later we actually saw seeds planted  
21           and now that are bearing fruit. We got a  
22           \$50 million deal on 59th and Market  
23           Street, which will be game-changing for  
24           that neighborhood. Speculators are  
25           already looking at the housing around it

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           to try to purchase it, because they know  
3           property values will increase. So thank  
4           you for giving us the intellectual  
5           property to be able to plan for today.

6                        So the second shoe to fall with  
7           that is how do we take those 300  
8           properties that were identified by  
9           Council President in my district to go  
10          into maybe possibly a lease-purchase  
11          program so that you can avoid some of the  
12          up-front costs that a lot of young  
13          stakeholders and -- speak of the devil.  
14          I mean, I don't mean the devil, but he  
15          heard this.

16                      MS. FADULLON: Just for the  
17          record, Councilman Jones said that.

18                      COUNCILMAN JONES: He's a  
19          constituent, so he can't be the devil.

20                      But to come up with a strategy  
21          for affordable housing that could  
22          possibly include rent to own,  
23          lease-purchase, build your credit up so  
24          that you can make settlement three years  
25          from now. Where is your thinking on

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 that?

3 MS. FADULLON: So I think those  
4 are exactly the things that we are  
5 looking to explore. It's pretty clear  
6 that given what's been happening  
7 particularly at the federal level with  
8 declining resources, that we really can't  
9 do business as usual. That's not going  
10 to get it done. So we have to get as  
11 creative as possible, and we realize that  
12 we have some ideas, but we also need to  
13 find out from other people what their  
14 ideas are. So we would love to explore  
15 that kind of thing with you.

16 For example, Councilwoman  
17 Sanchez came to us with an idea about  
18 doing something a little more creative in  
19 her district. We went back and forth  
20 about it for a little while, but  
21 ultimately we got something out on --

22 COUNCILWOMAN SANCHEZ: A little  
23 while.

24 MS. FADULLON: A little while.  
25 But ultimately we got something out on

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           the street and we're trying it, and I  
3           think that's kind of what we want to do  
4           with folks, is let's figure out how we  
5           can make it workable, but then let's see  
6           if we can get it out. And actually now  
7           we joke because we have a laundry list of  
8           pilots, but we want to try it and see if  
9           it works, and then if it's working, how  
10          do we expand that. And I think the  
11          biggest thing is for us to realize that  
12          back in the day when I was here 20-some  
13          years ago, government was the only game  
14          in town and we were doing it all on our  
15          own, and we don't need to do that  
16          anymore, which requires a different way  
17          of thinking.

18                   COUNCILMAN JONES: So thank you  
19           for Matt Wysong, who is your planner that  
20           helps us out, and we look forward to  
21           working with you. And at the end of the  
22           day, you have a lot of these pilot  
23           programs, but you have to let us know  
24           which ones budget-wise you want to bring  
25           up to scale.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 MS. FADULLON: And that's  
3 exactly what we're in the process of  
4 looking at. And let me just say really  
5 quickly, because when I first came here a  
6 couple years ago to do my testimony, you  
7 talked about your pipeline. I just want  
8 to acknowledge that we got one of yours  
9 done. Your pipeline has gotten one  
10 project shorter, and it's a really,  
11 really good one.

12 COUNCILMAN JONES: We'll take  
13 it.

14 MS. FADULLON: That new West  
15 project is a really good one.

16 COUNCILMAN JONES: Thank you so  
17 much.

18 Thank you, Mr. Chair.

19 COUNCILMAN GREENLEE: Thank  
20 you, Councilman.

21 Councilwoman Quinones-Sanchez.

22 COUNCILWOMAN SANCHEZ: Good  
23 morning. We're still morning. I want to  
24 quickly go through a couple of pieces and  
25 then just get to the point. I'm going to

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           ask Angel to come in from the Land Bank,  
3           because I just want to get some stuff on  
4           the record.

5                        So I first want to thank  
6           Planning. We've really been working on  
7           remapping our district between the  
8           transit-oriented development, and we are  
9           looking at some creative overlays to give  
10          us some affordability, and I appreciate  
11          all the work that's gone into it.

12                       I think what Councilman  
13          Greenlee was talking about, I know you  
14          guys have the standard language of we  
15          oppose this because we just oppose to  
16          oppose. I think it sends a message to  
17          people watching TV that we're not talking  
18          and consulting with Planning. So I think  
19          that's where you see the incongruency  
20          with us going to Planning, coming forth  
21          with something that is thoughtful, and  
22          then you guys just opposing it because  
23          that's what you want to do on the record.  
24          You don't need to respond to that. I  
25          think their language -- again, your team



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           comes in here and they do their job,  
3           right?

4                         And I also want to thank you on  
5           the preservation piece that we talked  
6           about.

7                         On the Housing Action Plan,  
8           Anne, is the abatement discussion part of  
9           that or the abatement discussion that the  
10          Mayor brought up -- the Finance Director  
11          brought up different than the housing  
12          plan?

13                        MS. FADULLON: So it's my  
14          understanding that the abatement  
15          discussion is happening right now. So I  
16          think that discussion will inform what  
17          happens in the plan, but I actually think  
18          that that abatement discussion is  
19          probably a little bit ahead of our plan.

20                        COUNCILWOMAN SANCHEZ: Okay.

21                        MS. FADULLON: So I'm sure that  
22          whatever happens there will definitely  
23          inform the plan.

24                        COUNCILWOMAN SANCHEZ: And I  
25          just want to make sure that as we talk

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           about -- I think that -- and I've said  
3           this to people over and over again.  
4           Philadelphia has, in part because of what  
5           Council has done, has a value around  
6           homeownership. We still have a high  
7           number irregardless of our poverty,  
8           highest number of African American  
9           homeownership. Those are values, right?  
10          And so we will do whatever we can to  
11          preserve that and open other  
12          opportunities. And I think we're --  
13          Councilman Kenyatta Johnson was here  
14          talking about this tale of two cities.  
15          Not having a very articulated broad plan  
16          forces us to create pilots, but not be  
17          more intentional about what we subsidize  
18          and what we don't subsidize.

19                        So going to that, I want to  
20          appreciate that we've moved a little bit  
21          around this Land Bank stuff, and I know  
22          the conversation is a 30-year  
23          conversation. It's a ten-year one for me  
24          here in Council, because we actually  
25          talked about this when I was in community

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           development back in 1985. So now that  
3           we're working, can you tell us what the  
4           timeline is over the next three months  
5           and six months about how we move the  
6           allocated money into the street and ramp  
7           up our acquisition.

8                       MS. FADULLON: Okay. So I'm  
9           going to ask Angel to come -- he's here.  
10          He's here.

11                      COUNCILWOMAN SANCHEZ: I told  
12          him he had to come up and get ready.

13                      MS. FADULLON: He came up in my  
14          blind spot.

15                      MR. RODRIGUEZ: Angel  
16          Rodriguez, Executive Director of the Land  
17          Bank.

18                      So moving forward -- can you  
19          hear me?

20                      COUNCILWOMAN SANCHEZ: Yes.

21                      COUNCILMAN GREENLEE: You can  
22          move that a little closer.

23                      MR. RODRIGUEZ: So moving  
24          forward, in the past two weeks, one of  
25          the first things that we identified when

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           we were working on acquisitions -- and I  
3           believe the question centers around  
4           acquisitions -- were the legal status of  
5           the identified and approved lots for  
6           acquisition, whether they had a tax  
7           information certificate or not. Three  
8           hundred and 20 parcels had been  
9           identified by the Board and approved,  
10          although 270 of those did not have a tax  
11          information certificate.

12                     Around December, we had  
13          requested that all the servicers then  
14          place TICs, tax information certificates,  
15          on all of those properties. The timeline  
16          given to us in getting those properties  
17          through the legal system to get it just  
18          to Sheriff Sale would be this coming  
19          November and October. That left us in a  
20          situation where we have allocated funds  
21          for acquisitions. So we decided to go on  
22          a -- basically meet with every  
23          councilmanic district about backfilling  
24          those numbers.

25                     I did receive at the last Board

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           meeting approval and spending authority  
3           for up to 2.125 of the balance of  
4           acquisition dollars that we have. What I  
5           would like to say is that in every  
6           Council district, I've met -- my staff  
7           and I have met with most of the  
8           Councilmembers here and we've met with  
9           great support. So we plan on in the next  
10          couple of months, April, May, and June,  
11          to spend down that 125.

12                         Now, that's an approximate  
13          number. There are parcels that we may  
14          lose to the resident paying off the tax  
15          lien, bankruptcy issues and the like.  
16          But at this point, we plan to zero out  
17          that line item or get us close to it and  
18          then also acquire the 270 in the new  
19          fiscal year.

20                         COUNCILWOMAN SANCHEZ: So one  
21          of the issues originally was the issue of  
22          the Law Department. Have we kind of  
23          streamlined that now around getting  
24          clearance?

25                         MR. RODRIGUEZ: I wouldn't -- I

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           think for us it was a learning curve and  
3           understanding the tax process. I  
4           wouldn't say that it was really a  
5           problem. What we were looking at to  
6           acquire, it was part of understanding  
7           where it was in terms of being acquired.

8                   COUNCILWOMAN SANCHEZ: Okay.

9                   MR. RODRIGUEZ: And --

10                   COUNCILWOMAN SANCHEZ: You're  
11           going to use up my time. Hold on.

12                   U.S. Bank liens.

13                   MR. RODRIGUEZ: Yes.

14                   COUNCILWOMAN SANCHEZ: We have  
15           a lot of debate around whether -- they've  
16           been getting sold at Sheriff Sale  
17           independently, so we've lost a lot of  
18           those. What is the position of the  
19           Administration and can in fact we acquire  
20           those through the acquisition tools?

21                   MR. RODRIGUEZ: So as everybody  
22           is aware, the acquisition policy that was  
23           passed last spring requires that a third  
24           party pay for the '97 bank liens and then  
25           the Land Bank can acquire. So somebody

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           else has to pay the '97 lien. That does  
3           not mean that those parcels are not  
4           accruing tax -- they're not tax  
5           delinquent up until now. So at this next  
6           Board meeting, we are raising that issue,  
7           looking at with the Land Bank Board to  
8           address this issue and raise it to really  
9           identify what the problem is.

10                   COUNCILWOMAN SANCHEZ: So I  
11           want Anne to weigh in. If we're going to  
12           do an aggressive comprehensive plan, how  
13           are we going to make sure that 5,000  
14           parcels encumbered through the City are  
15           not left out of that?

16                   MS. FADULLON: That's something  
17           we're going to have to address during the  
18           plan. I mean, we have to -- that's a  
19           conversation where we have to have the  
20           Finance Department involved with that.  
21           And I'll be honest with you, they  
22           understand how those liens work much  
23           better than I understand how those liens  
24           work, but I think that's something we  
25           have to talk through with them, because I

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           think that's an issue that's prevalent in  
3           more districts than we had anticipated  
4           and is definitely going to be something  
5           that we've got to think through with  
6           them, because it is having a big impact.

7                        COUNCILWOMAN SANCHEZ: And so  
8           one of the things that I would say to you  
9           is, a lot of those properties in  
10          districts like mine -- I'm second to  
11          Councilwoman Bass. I have 1,358 of them.  
12          A lot of them are in what is a  
13          gentrifying high-value area, and at a  
14          certain point, we become a dollar stupid  
15          if we don't acquire them with our current  
16          lead position, because in addition to  
17          that lien, now there's a demolition lien  
18          on it, there's something else. There's a  
19          value to us picking that up, and if we  
20          wait too long, that train is going to  
21          leave the station. And for me everything  
22          below Lehigh that has value where we can  
23          intentionally maintain and sustain some  
24          affordability becomes very important. So  
25          maybe you double tier this. You say,



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           okay, we can't look at the entire  
3           portfolio, but where we know markets are  
4           off the chain, where we have additional  
5           lien capacity because now we have a demo  
6           lien on it in addition to the cash out  
7           that we did in '97, we should move on  
8           some of those. And I say that because in  
9           communities like Norris Square, I'm  
10          seeing them sold at Sheriff Sale and  
11          turned around, and in some cases people  
12          were taking care of them and we've lost  
13          some, right?

14                   MS. FADULLON: Right. And like  
15          I said, we understand that that's an  
16          issue in almost every district, and even  
17          in your district, I think we're starting  
18          to see that leak even north of Lehigh.

19                   COUNCILWOMAN SANCHEZ: Right.  
20          So can we at least get an agreement that  
21          in the next six months, we have some sort  
22          of strategy for those high-value areas?  
23          I'm sure Council President and  
24          Councilwoman Bass and maybe even  
25          Councilwoman Blackwell, who shares most

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           of these liens with me, there's some  
3           high-value ones that we may not be able  
4           to wait for a big plan on U.S. Bank, but  
5           on that immediate area, we need to make a  
6           decision.

7                       MS. FADULLON: Right. So we  
8           can talk to the Finance Department about  
9           that.

10                      COUNCILWOMAN SANCHEZ: Well,  
11           I'd like -- and I'll ask -- Council  
12           President is not here. I'd like the  
13           Council President to facilitate that kind  
14           of discussion sooner rather than later so  
15           that --

16                      MS. FADULLON: If he  
17           facilitates a meeting, we will show up.

18                      COUNCILWOMAN SANCHEZ: Thank  
19           you very much.

20                      And then -- my time is up?

21                      COUNCILMAN GREENLEE: Not yet.  
22           It's getting close.

23                      COUNCILWOMAN SANCHEZ: Oh, no.  
24           See, I gave up my time.

25                      So you said that the abatement

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           piece -- the housing plan, what timeline  
3           did you say it was going to have and who  
4           is part of that? Is anybody from Council  
5           as part of that housing discussion plan?

6                   MS. FADULLON: Right. Because  
7           the Council President's office has a seat  
8           on the Housing Advisory Board, Herb  
9           Wetzel has been involved, but that is  
10          something that we plan to expand and to  
11          work with Council over the summer about  
12          what's going on and how they want to have  
13          input into the plan and participate, and  
14          the timing is, we are going to actually  
15          hold the potential consultant's feet to  
16          the fire this afternoon to say you are  
17          getting this plan done September, maybe  
18          beginning of October at the latest.

19                   COUNCILWOMAN SANCHEZ: Okay.  
20          All right. Thank you.

21                   COUNCILMAN GREENLEE: Thank  
22          you, Councilwoman.

23                   Councilman Domb.

24                   COUNCILMAN DOMB: Thank you,  
25          Mr. Chairman.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 And good morning.

3 MS. FADULLON: Good morning.

4 Still morning?

5 COUNCILMAN DOMB: I have a  
6 couple questions. I want to just follow  
7 up with Councilwoman Sanchez on a  
8 question I was just curious about and,  
9 that is, old liens and also the  
10 demolition liens. I assume they all have  
11 interest and penalties attached to them?

12 MR. RODRIGUEZ: In terms of  
13 interest, I don't believe there's  
14 interest, but I believe they accrue every  
15 year in terms of tax liens. So in a USA  
16 Bank sale, it would be '97 that is held  
17 by a third-party servicer, and then in  
18 '98, '99 and subsequently, there are new  
19 liens that are placed on that parcel and  
20 if there are nuisance liens, like  
21 demolition liens.

22 COUNCILMAN DOMB: The liens  
23 that we place as a city that people don't  
24 pay, whether it's banks or whatever,  
25 should have interest and penalties

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           attached to them if they're not paid, I  
3           would assume.

4                       MR. RODRIGUEZ: I'm unclear as  
5           to the detail of that. I would have to  
6           look into it.

7                       COUNCILMAN DOMB: I can't  
8           imagine we wouldn't have interest and  
9           penalties on those liens. And the reason  
10          why I'm saying that is, in order to  
11          follow up with Councilwoman Sanchez's  
12          comment, if we start to see the market  
13          values in those areas starting to  
14          increase, at least if we have the  
15          interest and penalties piling up, our  
16          position is protected. So I think it's  
17          important to look at that and see what's  
18          going on. If we don't have it, you  
19          should let us know and we should change  
20          that.

21                      MS. FADULLON: Right. So we  
22          can check with Finance around that.

23                      COUNCILMAN DOMB: I'm pretty  
24          sure you do have it. I just want to make  
25          sure.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 Let me ask you a question on  
3 the -- I heard different numbers. In the  
4 information we have, there's roughly, is  
5 it, 5,735 City-owned properties right  
6 now?

7 MS. FADULLON: Across the  
8 various entities, Public Property,  
9 Redevelopment Authority, Land Bank?

10 COUNCILMAN DOMB: Yeah.

11 MS. FADULLON: I think that's  
12 probably about right.

13 COUNCILMAN DOMB: Okay.  
14 Thanks.

15 And I know that Councilman  
16 Squilla held an auction a couple years  
17 ago, two, three years ago, and I know  
18 that I think 157 properties were sold for  
19 1.8 million. I don't know what the real  
20 estate taxes that are being generated by  
21 those, but have all those properties been  
22 transferred?

23 MS. FADULLON: I'm not 100  
24 percent sure. I know that there were  
25 still some settlements going through the

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Board, but we can get more information on  
3           what exactly the status of those is and  
4           where they are real estate-wise.

5                    COUNCILMAN DOMB: Because the  
6           analysis we should do there is not just  
7           the revenue we receive of the 1.8, but  
8           it's the annual real estate taxes that  
9           we've taken now, converting them from  
10          non-paying parcels to people that are  
11          paying us taxes.

12                   MS. FADULLON: Right. And we  
13          can maybe even take a step further and  
14          see if there's anything being developed  
15          on them.

16                   COUNCILMAN DOMB: Could you do  
17          a little study on the sales -- I think  
18          you did a great job in coordinating this  
19          sale -- as to the total dollars the City  
20          received and, as we sit today, what we  
21          expect or anticipate in annual real  
22          estate taxes from those 157 properties  
23          that we put back into the hands of people  
24          who pay taxes.

25                   And I have a question on your

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           budget. I'm just not clear or understand  
3           something, so I'm just asking for  
4           clarification. In your department's  
5           summary under the Grants Revenue Fund, I  
6           know there's a reduction of about \$56  
7           million, and you have two major  
8           explanations of two different programs,  
9           and I'm not sure I really understand  
10          those programs. I thought maybe you  
11          could explain those two programs.

12                   MS. FADULLON: Okay. I'm going  
13                   to ask Paul Cesario to come up.

14                           (Witness approached witness  
15                   table.)

16                   MR. CESARIO: Good morning.  
17                   Paul Cesario, Deputy Director for  
18                   Finance.

19                           I assume you're referring to  
20                   the \$32 million decrease in the Grants  
21                   Fund?

22                           COUNCILMAN DOMB: Yeah. That's  
23                   the big number in your budget.

24                           MR. CESARIO: Right. That's  
25                   basically a \$20 million reduction in the



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           appropriation request for the Interim  
3           Construction Assistance Loan program and  
4           10,500,000 for the Section 108 loan  
5           program.

6                   COUNCILMAN DOMB:   So explain --  
7           I don't know what those are exactly.

8                   MR. CESARIO:   It's not real  
9           money.  It's an appropriation authority  
10          so that if we were to get the loan, we  
11          would be able to establish it in FAMIS.  
12          We've been carrying it for a few years  
13          now and we don't anticipate requesting or  
14          receiving those loans going forward, so  
15          we reduced the appropriation request.

16                   COUNCILMAN DOMB:   Who would  
17          that loan come from?

18                   MS. FADULLON:   I was going to  
19          say, so a Section 108 loan allows us to  
20          kind of advance our Community Development  
21          Block Grant from the federal government,  
22          and then it goes out -- oftentimes that  
23          flows through to PIDC and they put that  
24          money out as loans and it recaptures and  
25          that's what pays it back.  I think we

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           reduced it by 10 and a half million  
3           because we don't anticipate us putting  
4           out Section 108 loans to that amount. So  
5           that's that portion of it.

6                     And then do you want to try to  
7           explain the other 20 million piece?

8                     MS. LONG: Sure. About ten  
9           years ago when there were -- I'm sorry.  
10          Melissa Long, Director of Division of  
11          Housing and Community Development  
12          Programs.

13                    When we had -- PHFA had a  
14          homeownership initiative and grant funds  
15          and we also had a high level of HOME  
16          program and CDBG funds, and we did, I  
17          would say, five to six very large-scale  
18          homeownership redevelopment projects, and  
19          as part of those redevelopment projects,  
20          we provided a loan and it was backed with  
21          Community Development Block Grant  
22          dollars. Now that -- the funding world  
23          is very different and PHFA no longer has  
24          those funds available, and our HOME  
25          funding has been reduced just in the last

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           six years from about 16 million to 8, so  
3           we no longer anticipate doing that  
4           homeownership initiative.

5                   MS. FADULLON: Right. So it's  
6           kind of long-term placeholders that we've  
7           had there for a while and we're just  
8           cleaning it up. And the PHFA  
9           Homeownership Choice initiative was  
10          something where they had a program where  
11          you partner a for-profit with a local  
12          non-profit, and they did 50 or more  
13          homeownership units. So Pradera Homes is  
14          that. There's some examples, but  
15          frankly, when the mortgage market crashed  
16          right before 2008, for low-income  
17          families they stopped doing that program.  
18          So these are just kind of  
19          cleaning-up-the-books issues.

20                   COUNCILMAN DOMB: I'm not going  
21          to take any more on this, but if you  
22          could break this down into like a fourth  
23          grade level for me, I'd be very  
24          appreciative, because it's a little  
25          confusing.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 MS. FADULLON: The glossary of  
3 low-income housing terms.

4 COUNCILMAN DOMB: Only because  
5 it's such a big number, 32 million, and  
6 I'm looking at the budget and saying,  
7 hey, why are we losing this money.

8 MS. FADULLON: Right. And the  
9 real answer is, we never had it.

10 COUNCILMAN DOMB: Okay. Let me  
11 ask another question. Under Employee  
12 Compensation, personal services is going  
13 up about 25 percent. Is that salary  
14 increases or adding --

15 MS. FADULLON: So a lot of that  
16 is just transferring personnel from other  
17 departments. So we had a couple of our  
18 people that were being paid under PIDC.  
19 That was creating an issue for us because  
20 they weren't City employees. So, for  
21 example, they couldn't drive City cars  
22 and we couldn't buy them new City  
23 computers and they couldn't have access  
24 to some of the City databases, and that  
25 was creating an issue. And then we also

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           had several of our GIS staff were being  
3           paid out -- were in the Office of  
4           Information Technology. They've been  
5           transferred.

6                        So most of that is actually --  
7           it's not new employees. It's just  
8           employees getting transferred -- existing  
9           employees that were paid out of other  
10          departments' budgets now being paid out  
11          of our budget.

12                       COUNCILMAN DOMB: Do you know  
13          what would be helpful then, because I  
14          keep hearing this from a few people that  
15          have come before us so far, that our  
16          budgets are higher because they've  
17          transferred people from other  
18          departments, but when the other  
19          departments come up, their budgets aren't  
20          lower. So I'm just trying to --

21                       MS. FADULLON: I can't speak  
22          for anybody else's budget, but we can  
23          give you a list and a breakdown.

24                       COUNCILMAN DOMB: I would like  
25          to know specifically and ask those

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           departments when they get a transfer out  
3           to see a footnote as to where the savings  
4           is of the money coming out of their  
5           department.

6                   MS. FADULLON: Right. And the  
7           other thing to note is, we did in Fiscal  
8           Year '18, this one, we did get some  
9           additional dollars to hire some  
10          additional people in Development  
11          Services. So that's probably reflected  
12          in our --

13                   COUNCILMAN DOMB: Is that why  
14          your employees are going up from 12  
15          people, because of the transfers?

16                   MS. FADULLON: Yes. Other than  
17          we -- so we did -- in Fiscal Year '18, we  
18          got dollars to hire two additional people  
19          for the Historic Commission and to hire  
20          two additional people for Development  
21          Services -- three for Development  
22          Services. We had lost one and then we  
23          picked that one up and then we got two  
24          more.

25                   COUNCILMAN DOMB: On the

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Housing Trust Fund, the way it works  
3           right now -- I want to make sure I  
4           understand it -- if someone needs a  
5           repair to their home -- and I'm totally  
6           in favor of that, by the way. It could  
7           be \$10,000 or \$20,000, in that range  
8           typically. Is that a grant or is that a  
9           loan against their property?

10                       MS. FADULLON: So currently  
11           right now our home repair programs, Basic  
12           System Repair, Adaptive Modification,  
13           which -- so Adaptive Mod can also be for  
14           renters, as can Weatherization. Those  
15           are grant dollars, and there is not a  
16           lien placed on the property and the  
17           work -- well, for Basic System Repairs,  
18           the work can go up to 17,500.  
19           Traditionally it ends up around -- the  
20           average is around 10, but currently it's  
21           grant dollars, no lien.

22                       COUNCILMAN DOMB: Do you think  
23           it should be -- let me use an example of  
24           a property worth 50,000 and we give a  
25           City grant of 17,500 and the property

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           then sells in five years for 150,000. Do  
3           you think that should be a lien or a  
4           grant?

5                       MS. FADULLON: So that is  
6           something that we're actually looking at  
7           right now. We're doing, in coordination  
8           with some researchers from Penn, looking  
9           at what happens to the property. When we  
10          put the money in, kind of what happens,  
11          how many of them get sold, how many of  
12          them do we have to repair again. Just  
13          doing all that data analysis to look at  
14          those kinds of things.

15                      COUNCILMAN DOMB: I mean, I  
16          would be in favor of long term to having  
17          them as liens, so when the money comes  
18          back to the City, we can repair more  
19          houses.

20                      MS. FADULLON: Right. And one  
21          of the things we're looking at is that  
22          and to ensure that it would be kind of a  
23          third-party sale. So, for example, if  
24          you were leaving it to your child or your  
25          spouse, it wouldn't necessarily become



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           due them, but if you sold it to an  
3           unrelated party, that money could come  
4           back.

5                   COUNCILMAN DOMB: Thank you  
6           very much.

7                   Thank you, Mr. Chairman.

8                   COUNCILMAN GREENLEE: Thank  
9           you. Thank you, Councilman.  
10                   Councilwoman Blackwell.

11                   COUNCILWOMAN BLACKWELL: Thank  
12           you very much.

13                   We certainly want to commend  
14           the Department on the returning citizens  
15           being hired. We know there are plans for  
16           more. We hope that we can increase that  
17           as much. Every month we hear more and  
18           more about these returning citizens, and  
19           all of us are involved with many meetings  
20           with regard to them. I deal with a group  
21           called One Click a lot. And I want to  
22           ask you -- you mentioned Philadelphia  
23           2035 -- where we are and where you see  
24           that in the future.

25                   MS. FADULLON: And here comes

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 Eleanor back.

3 MS. SHARPE: Good afternoon,  
4 Councilwoman. We are actually wrapping  
5 up the West District Plan. We'll be  
6 presenting the final version for  
7 recommendation to the Planning Commission  
8 next week for them to adopt it, and we  
9 have one more plan that we're doing, the  
10 Upper Northwest, which we hope to  
11 conclude shortly thereafter. So we'll be  
12 finished with all the 18 districts this  
13 year.

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

16 COUNCILMAN GREENLEE: Thank  
17 you, Councilwoman.

18 Councilman Green.

19 COUNCILMAN GREEN: Thank you,  
20 Mr. Chair.

21 I just had some quick questions  
22 in reference to the budget testimony. On  
23 Page 9 of your budget testimony, you talk  
24 about other budgetary impacts and made  
25 reference to Community Development Block

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Grant, HOME dollars, HOPWA, and other  
3           funding initiatives coming from HUD. A  
4           few weeks ago Congress and the President  
5           passed into law the new omnibus  
6           appropriations bill, which increased  
7           about \$300 million for CDBG dollars and  
8           funding.

9                         What steps is the City taking  
10           to get some information regarding those  
11           additional dollars and how that will be  
12           allocated possibly to Philadelphia?

13                        MS. FADULLON: So although the  
14           omnibus overall within the country raised  
15           the amount, we have not received our  
16           allocation. The allocation is based on a  
17           formula. So we have yet to see what that  
18           is going to mean for us. Last year we  
19           got our allocation --

20                        MS. LONG: End of June.

21                        MS. FADULLON: -- end of June.  
22           So it was end of June before we found out  
23           from our -- I think we were around 38  
24           million.

25                        MS. LONG: 38 million in

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 Community Development Block Grant.

3 MS. FADULLON: So we will see.

4 I hate to say this, but there actually

5 have been years in the past when the

6 federal dollars have gone up and our

7 allocation has actually gone down based

8 on the formula. So we are cautiously

9 optimistic that we may see a little bump.

10 Last year we went down about \$200,000.

11 We are right now budgeting for flat and

12 hope to be pleasantly surprised.

13 COUNCILMAN GREEN: If you were

14 to receive additional dollars, how would

15 you -- I know it depends on the amount of

16 funds you receive, but what areas would

17 you prioritize if you did receive

18 additional funding?

19 MS. FADULLON: Again, I think

20 we want to see what the dollar amount is.

21 Typically we have a high emphasis placed

22 on homeless prevention and preservation.

23 I would assume that our kind of

24 priorities would remain the same, but,

25 again, it would be helpful to understand

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           exactly what type of funding program and  
3           what those increases were, if it's Block  
4           Grant, if it's HOME, that kind of thing.

5                         We are taking a hit in our  
6           HOPWA dollars. So some of the rental  
7           assistance -- we've been able to provide  
8           for that type of housing -- is going  
9           away, so I think we'd want to look  
10          overall at do we bolster existing, do we  
11          try to make up for past losses, but I  
12          think overall we tend to emphasize, like  
13          I said, homeless prevention and  
14          preservation.

15                        COUNCILMAN GREEN: The next  
16          question is more of a Planning question.  
17          I know one of the issues that's come up  
18          in various meetings of the Pennsylvania  
19          Municipal League has been regarding  
20          preemption in reference to the new  
21          initiative regarding 5G. Have you  
22          followed any of the litigation -- I mean,  
23          any of the legislation at the state level  
24          or any of the initiatives in other states  
25          where they are trying to preempt local

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 jurisdictions from their zoning laws and  
3 codes in reference to implementing kiosks  
4 or other type of technology from a 5G  
5 perspective?

6 MS. SHARPE: I think you caught  
7 me flatfooted. I don't know. I don't  
8 know anything about that, but  
9 Philadelphia, we are a Home Rule state,  
10 so I am not sure what the state comes up  
11 with, because they follow the  
12 Pennsylvania Municipal Code. We don't as  
13 a city follow that. We have our own  
14 rules and regulations, but I will check  
15 into that and see where we stand and how  
16 we stack up against that.

17 COUNCILMAN GREEN: The reason I  
18 raise that, some of the technology  
19 companies have been going from state by  
20 state and getting various legislative  
21 bodies to implement legislation that  
22 would preempt any local zoning laws to  
23 allow them to move out in reference to  
24 implementation of 5G from a technology  
25 perspective. I know I connected Matt

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Stitt with Amy Sturgis from the  
3           Pennsylvania Municipal League, because I  
4           know the Council President's office has  
5           been following that issue, but I was  
6           curious from the Administration  
7           perspective if there's been any thought  
8           on that issue.

9                       MS. SHARPE: We will think  
10           about it now.

11                      MS. FADULLON: Yeah. And if  
12           you've got any specific information that  
13           you'd like us to take a look at, that  
14           would be great. We can work with you.

15                      COUNCILMAN GREEN: Okay.

16                      Thank you, Mr. Chair.

17                      COUNCILMAN GREENLEE: Okay.

18           Thank you, Councilman.

19                      Councilwoman Gym.

20                      COUNCILWOMAN GYM: Thank you  
21           very much, Mr. Chair.

22                      Good afternoon. You know, I  
23           just want to thank my colleagues who have  
24           been asking a number of different  
25           questions about the Housing Action Plan.

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           One of the things that I wanted to ask a  
3           little bit about as you were talking  
4           about the Eviction Task Force, the  
5           Anti-Eviction Task Force that we've been  
6           serving on together, some research has  
7           come out of TRF that just shows the  
8           tremendous disparity between market-rate  
9           rentals and some of our most low-income  
10          neighborhoods compared to actual income  
11          in those neighborhoods as well. Whether  
12          there's any discussion potentially within  
13          the Housing Action Plan about the  
14          creation of a potential local voucher  
15          program to provide rental subsidies.  
16          This is something that DC and Denver just  
17          recently announced as fairly expansive.  
18          I'm curious what your thoughts are on  
19          that and what the possibility of further  
20          discussion about that is.

21                   MS. FADULLON: Right. Well, as  
22                   we mentioned at the beginning of our  
23                   testimony, what we realize is even at the  
24                   beginning of the work of the Eviction  
25                   Preservation Task Force, they identified



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           that 80, 85 percent of people get evicted  
3           because they can't pay their rent. It's  
4           as simple as that. So I think through  
5           the work of the Housing Action Plan, we  
6           want to kind of tackle that.

7                        To be honest, I'm not sure  
8           exactly what the solution is going to be.  
9           So it may be some kind of a shallow rent  
10          program. It may be some kind of  
11          assistance to small landlords to help  
12          them be able to improve the quality of  
13          their units. It may be a menu of things.  
14          But I think something like a voucher  
15          program is on the table as well. I think  
16          all these different things are on the  
17          table, and we need to figure out --  
18          honestly, there's probably not a magic  
19          bullet, but we got to figure out kind of  
20          what are the menu of options and what we  
21          can afford, because I think the other  
22          thing about this plan is while we want to  
23          have aspirational goals, we also want to  
24          be able to be realistic about what we can  
25          achieve and what it's going to take us to

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 achieve those things.

3 COUNCILWOMAN GYM: So the  
4 quarter million dollars that's in the  
5 budget right now, is that for a  
6 continuation of something that already  
7 exists? Is it for something that's  
8 newer?

9 MS. FADULLON: For the Housing  
10 Action Plan?

11 COUNCILWOMAN GYM: It looks  
12 like it was for the -- your testimony  
13 mentioned an additional quarter million  
14 related to the Housing Action Plan.

15 MS. FADULLON: Right. So there  
16 was a project that had been on the books  
17 for a long time that got refinanced, and  
18 part of that was, they paid us the 250  
19 and, again, it went to a different  
20 department and they transferred it in to  
21 cover the cost of our housings. So  
22 that's the cost to get the plan done, for  
23 the consultant, to get it printed, for  
24 this community engagement, all that  
25 piece. So that's what that quarter of a

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 million dollars is for.

3 COUNCILWOMAN GYM: Okay. So  
4 not necessarily towards a voucher/subsidy  
5 program or anything like that?

6 MS. FADULLON: No. No. No.  
7 This is just the plan, and then we'd have  
8 to look at our other resources that we  
9 have, HOME, Block Grant, Housing Trust  
10 Fund, to figure out would there be a  
11 mechanism to float that kind of thing. I  
12 mean, frankly, we're also looking at is  
13 there a way for us to seed something that  
14 then gets other folks invested. I mean,  
15 all that kind of thing is on the table  
16 about how we can best use our dollars.

17 COUNCILWOMAN GYM: Okay. I  
18 think that's helpful, and we'd love to  
19 just stay in touch with you through this.  
20 I think one of the outcomes of the  
21 Anti-Eviction Task Force is the challenge  
22 that we've got if the subsidies don't go  
23 more directly towards the individuals who  
24 are in need and the cost -- as we've  
25 seen, the cost --

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 MS. FADULLON: Right. The  
3 advocacy that we're probably going to  
4 have to do, because when you're at those  
5 very, very low-income levels, probably  
6 the only answer is something like a  
7 Section 8 voucher, and I think we're  
8 going to have to do some more advocacy at  
9 the federal level around that as well.

10 COUNCILWOMAN GYM: No. I  
11 appreciate that.

12 And then one of the programs  
13 that a number of us on Council really  
14 pushed for was the money going into the  
15 legal aid for tenants who are facing  
16 eviction, and I know that DPD kicked in  
17 an additional \$100,000 to make it from  
18 your CDBG grant funding so that we could  
19 get to a half a million dollars and  
20 really launch a significant RFP process,  
21 and I think we're really happy with the  
22 direction that it's going, being based in  
23 Landlord-Tenant Court, having already  
24 triggered some nice reforms that we're  
25 seeing happen in the courts as well.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 It's been really a positive experience.

3 So there has been some changes  
4 around the funding. We're obviously  
5 going to have to negotiate around all of  
6 that, but is it your understanding that  
7 the \$100,000 from DPD will continue  
8 towards the anti-eviction work?

9 MS. FADULLON: Yes. So, I  
10 mean -- so that comes out of our  
11 Consolidated Plan budget, and I think we  
12 continue -- we want to continue to fund  
13 that, and I know we've been talking with  
14 that group about how we can support the  
15 plan in general.

16 COUNCILWOMAN GYM: Okay.

17 MS. LONG: It's contingent upon  
18 what our allocation is.

19 MS. FADULLON: And always  
20 contingent on whatever our federal  
21 allocation is, but we -- like I said, we  
22 anticipate -- we're hopeful that we have  
23 at minimum level funding. If that is the  
24 case, we will have some dollars.

25 COUNCILWOMAN GYM: I mean,

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           obviously we consider that to be a really  
3           ambitious effort. We just kicked off a  
4           really great process, and it just is  
5           difficult if that whole thing is  
6           uncertain. A lot of people have invested  
7           a tremendous amount of time to make that  
8           work.

9                       MS. FADULLON: Yes. We  
10          understand that across the board. We  
11          really -- honestly, we have some very  
12          excellent programs in Philadelphia.  
13          People always say, are we looking at best  
14          practices, and oftentimes we do, and what  
15          we find out is we are actually involved  
16          in the best practices, but resourcing  
17          those best practices is generally more of  
18          the issue than we don't have the best  
19          practice.

20                      COUNCILWOMAN GYM: Yeah. Well,  
21          last year you made a really impassioned  
22          plea around the Fair Housing Act and the  
23          importance of it and what it meant, and  
24          obviously with tomorrow being that 50th  
25          anniversary of the Fair Housing Act and

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 given the situation that we're in  
3 federally, it's not the best of times,  
4 but the City is still committed to --

5 MS. FADULLON: Very much so.  
6 Very much so.

7 COUNCILWOMAN GYM: -- AFFH.

8 And can you talk a little bit about some  
9 of the first year accomplishments that  
10 you remain committed to.

11 MS. FADULLON: Yeah. So I  
12 think one of the biggest ones is, we just  
13 worked with the Philadelphia Housing  
14 Authority in -- I can't remember exactly  
15 what it's called, but traditionally  
16 housing authorities have had a fair  
17 market rent that applies across the board  
18 in the City. So spot area FMR. So spot  
19 area fair market value. So I think  
20 they've broken the City down into three  
21 different areas, so there will now be  
22 kind of a fluctuating rent that is  
23 supported by them based on the income  
24 level of the location or what is seen as  
25 the fair market rent in that location.

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           So it used to be if you were in some of  
3           the most distressed census tracts in the  
4           City, that unit would get the same amount  
5           of rent support as a rental unit in  
6           Center City. So there was a  
7           disparaging -- so we were really kind of  
8           pushing people to different zip codes,  
9           let's put it that way. So we worked with  
10          the Housing Authority, and that is, I  
11          think, going to allow more access to  
12          housing throughout the City as opposed to  
13          just certain census tracts. So that's  
14          one of the things we're looking at.

15                   MS. LONG: And, again, I think  
16                   the eviction, that came out of the  
17                   assessment of fair housing, and then also  
18                   we were able to do preservation of  
19                   subsidized rental housing, and that was  
20                   another goal that was -- that came out of  
21                   that AFFH process.

22                   COUNCILWOMAN GYM: Okay. Very  
23                   good. Thank you very much.

24                   MS. FADULLON: Thank you. And  
25                   we look forward to joining you, these



1 4/10/18 - WHOLE - BILL 180162, ETC.

2 guys do, in Chicago.

3 COUNCILWOMAN GYM: Yeah. I  
4 think it will be really an important time  
5 for us to get out of our local kind of  
6 mentality and try to think a little  
7 bigger. Great. I look forward to it.

8 MS. FADULLON: Great.

9 COUNCIL PRESIDENT CLARKE:  
10 Thank you, Councilwoman.

11 I got a couple of quick  
12 questions and then turn it over to  
13 Councilwoman Quinones-Sanchez.

14 Planning here -- I mean Art?

15 MS. FADULLON: Art Commission,  
16 yeah.

17 (Witness approached witness  
18 table.)

19 COUNCIL PRESIDENT CLARKE: And  
20 real quick, in your budget detail you  
21 show a \$450,000 reduction in funding for  
22 the PHS. What in the world is that  
23 about? This is one of our better  
24 community-friendly neighborhood  
25 beautification. Why are we cutting their

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 budget?

3 MS. FADULLON: Right. So  
4 you're probably aware that's our LandCare  
5 program. I think there's just a lot of  
6 funding priorities in the City and --

7 COUNCIL PRESIDENT CLARKE:  
8 Funding priorities for whom?

9 MS. FADULLON: -- that one took  
10 a hit.

11 COUNCIL PRESIDENT CLARKE: For  
12 whom?

13 MS. FADULLON: I think just for  
14 the Administration as a whole, there's  
15 just different funding priorities.  
16 There's schools --

17 COUNCIL PRESIDENT CLARKE: When  
18 you say funding --

19 MS. FADULLON: -- there's  
20 opioids, that kind of stuff.

21 COUNCIL PRESIDENT CLARKE: Hold  
22 on a second, please. When you say  
23 funding priorities, you mean funding  
24 priorities for whom?

25 MS. FADULLON: For the City.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 For the Administration.

3 COUNCIL PRESIDENT CLARKE: For  
4 the Administration?

5 MS. FADULLON: For the  
6 Administration.

7 COUNCIL PRESIDENT CLARKE:  
8 Okay. All right. So that's not a  
9 priority to maintain and create  
10 employment opportunities and educational  
11 opportunities for --

12 MS. FADULLON: I think those  
13 things are priorities, but I think  
14 there's different programs that are being  
15 funded to achieve those, and I think  
16 there was --

17 COUNCIL PRESIDENT CLARKE:  
18 There are different programs to  
19 beautify --

20 MS. FADULLON: -- decisions  
21 made to fund different programs.

22 COUNCIL PRESIDENT CLARKE: So  
23 you're telling me that there are  
24 different programs to maintain vacant  
25 lots. Matter of fact, we just had a

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           meeting with the Administration and PHS  
3           about expanding the role. So maybe  
4           somebody is not talking to somebody else.  
5           There was a conversation about shifting,  
6           because the PHS treatment is long term.  
7           The CLIP is basically going in, cleaning  
8           the lot up, and moving on. More often  
9           than not, those lots tend to end up  
10          needing additional treatment in about  
11          three weeks because there's no long-term  
12          maintenance strategy. So I don't  
13          understand that priority for a whole lot  
14          of reasons. I mean, there's a graduation  
15          for a number of individuals, and I know  
16          the Administration's priorities as it  
17          relates to individuals, returning  
18          citizens, is on paper and in the press  
19          significant. There's an awesome program.  
20          The Mayor and I attended a graduation  
21          last year. I believe there's one coming  
22          up or may have just happened.

23                        So when you talk about  
24          priorities, I don't understand that. We  
25          have a program called Zero Waste, and

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           basically when PHS does a lot, it ends up  
3           being zero waste. For whatever reason,  
4           they put the little wooden fences around  
5           there and people come in and maintain,  
6           just like zero waste versus other.

7                        So when you talk about  
8           priorities, why are all these things  
9           priorities, but yet it's not priority in  
10          terms of the budget?

11                       MS. FADULLON: PHS is a great  
12          program. This is a great program. They  
13          do a great job. I can't disagree with  
14          anything that you've said.

15                       COUNCIL PRESIDENT CLARKE:  
16          Okay. So that's not within your  
17          jurisdiction; is that what you're saying?  
18          I mean, I got to ask the question.

19                       MS. FADULLON: I understand. I  
20          mean, like I said, we support the  
21          program. We think they do a great job.  
22          We've expanded it. It employs returning  
23          citizens. It does all the things that  
24          you said. I just -- we're in a situation  
25          where unfortunately not everything gets

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 funded.

3 COUNCIL PRESIDENT CLARKE: Is  
4 this a recommendation of your division or  
5 is this a budget recommendation from  
6 Mr. Dubow and Finance?

7 MS. FADULLON: I think our  
8 preference is that we would have full  
9 funding for this program.

10 COUNCIL PRESIDENT CLARKE:  
11 Okay. There you go. Thank you.

12 Good afternoon.

13 MR. BURKE: Good afternoon.

14 COUNCIL PRESIDENT CLARKE:  
15 You've been selected today to respond to  
16 the annual question about our ability to  
17 get revenue outside of the traditional  
18 sources. And I'm going to keep talking  
19 about sticking our hands in the  
20 taxpayers' pockets, because that's what  
21 governments do everywhere, but every now  
22 and then, there's an opportunity to get  
23 revenue outside of that. And I'm  
24 assuming you're familiar with this whole  
25 issue around municipal advertisement. I

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           don't know how long you've been there. A  
3           few years ago we put out an RFP. It was  
4           actually under the Nutter Administration,  
5           and it went through the process, Public  
6           Property, scrutiny, the whole nine yards.  
7           It was an issue about certain buildings  
8           that had bond debt on it that were not --  
9           which was probably thinking -- I still  
10          don't understand that whole notion, how  
11          that would not qualify your ability to  
12          advertise on a building. But anyway, it  
13          was what it was.

14                       Put out an RFP. Company went  
15          through the process, got selected, was  
16          prepared to move ahead, designs,  
17          everything. Then the Art Commission  
18          decides that, well, you know what, we  
19          don't want the sign up there. Then after  
20          questioning, they said, well, we would  
21          like to see another design or another  
22          strategy or come back, but the company --  
23          and I don't care about any particular  
24          company, but that particular company that  
25          went through that process continues to be

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           told that you need to come back with  
3           something different, and they're at a  
4           loss as to what it is that they would  
5           like to see, because they -- I believe  
6           they were going to pay us around \$700,000  
7           to \$800,000 annually just for three  
8           signs.

9                         So can you tell me what's the  
10           position of the Art Commission this year?

11                        MR. BURKE: I assume that  
12           you're talking about the signs that were  
13           proposed for MSB and One Parkway?

14                        COUNCIL PRESIDENT CLARKE:  
15           Correct.

16                        COURT STENOGRAPHER: Can you  
17           say your name.

18                        MR. BURKE: William Burke,  
19           Director of the Art Commission.

20                        I believe that the Commission  
21           looked at that proposal in the same way  
22           that it looks at any proposals in terms  
23           of its concern for the character of the  
24           public areas that it has jurisdiction  
25           over, and the members of the Commission



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           felt that signs that large on the sides  
3           of our civic buildings were not an  
4           appropriate thing. And I think they  
5           certainly understood the goal of the  
6           proposal for the City in terms of  
7           bringing in revenue and suggested that  
8           there might be other ways to have  
9           advertising -- I'm paraphrasing them --  
10          perhaps on a smaller scale, physical  
11          scale, on the civic spaces that they  
12          could get behind.

13                    COUNCIL PRESIDENT CLARKE: So  
14           you're talking about the size of the  
15           signage, which was not digital, by the  
16           way. I just want to make sure. You  
17           didn't say it, but I just want to make  
18           sure people -- it's not 11th and Market.  
19           Static signs.

20                    MR. BURKE: I can't speak for  
21           my Commission, but I understood that.

22                    COUNCIL PRESIDENT CLARKE: You  
23           can look out the window. You can see the  
24           signs probably were no bigger than that  
25           Eagles sign that we put on City Hall, but

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 that's another story, right?

3 MR. BURKE: Right.

4 COUNCIL PRESIDENT CLARKE: All  
5 right. That's okay. The Eagles won and  
6 we were happy that they won.

7 So I'm just trying to get  
8 clarity. The issue is the size?

9 MR. BURKE: Size was certainly  
10 an issue. I think the fact that they  
11 were actually on these buildings may have  
12 been a question too, that there may have  
13 been other ways of doing it sort of on  
14 the ground that would have been equally  
15 accessible to viewers.

16 COUNCIL PRESIDENT CLARKE: On  
17 the ground?

18 MR. BURKE: Yeah. Not  
19 literally on the ground surface, but  
20 perhaps some kinds of kiosks and other  
21 things that would visually accessible to  
22 a great number of people, but would not  
23 be the whole side of a building.

24 COUNCIL PRESIDENT CLARKE: So  
25 similar to the urban experiential

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           proposal that was put before the City and  
3           we figured out a way not to accept that.  
4           That was done about three or four years  
5           ago. Would that be acceptable? There  
6           were like three of them. I remember  
7           Councilman DiCicco -- well, former  
8           Councilman DiCicco came in with a group  
9           that wanted to do an urban  
10          experiential --

11                   MR. BURKE: Right. And most of  
12           those were going to be on private  
13           property, as I remember.

14                   COUNCIL PRESIDENT CLARKE: No.  
15           There was going to be one right out there  
16           on the MSB plaza.

17                   MR. BURKE: I think that was  
18           before the signs on the buildings.

19                   COUNCIL PRESIDENT CLARKE:  
20           Right. I'm only bringing it up because  
21           you said if it's not on the building,  
22           then it was on the ground. So there was  
23           a proposal to put it on the ground, and  
24           that was actually going to generate even  
25           more revenue than the static signs. So

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 what was the issue with that?

3 MR. BURKE: They never came in  
4 with an official proposal. So they  
5 weren't refused. I cannot say at this  
6 point in time having seen several  
7 different kinds of proposals what the  
8 Commission's position would be on any one  
9 of them relative to the other ones now.

10 COUNCIL PRESIDENT CLARKE:  
11 Okay. So if the entity that won the  
12 RFP -- mind you that everybody signed off  
13 and the people that actually make  
14 policy -- and I guess clearly the Art  
15 Commission dictates policy, because at  
16 the end of the day, they said, Well, I  
17 don't care what you all said, because  
18 they responded to the RFP that we put  
19 out. So it wasn't like they came and  
20 said, This is what we want to put on the  
21 building, and then without any process,  
22 without any review. They did everything  
23 we asked them to do, and then the Art  
24 Commission says no. I believe the Art  
25 Commission actually even got a letter

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           from the Mayor saying that they supported  
3           a proposal. Am I correct?

4                     MR. BURKE: I don't recall that  
5           letter.

6                     COUNCIL PRESIDENT CLARKE: I'll  
7           get you a copy.

8                     MR. BURKE: It may have gone  
9           directly to the Chairman or something.

10                    COUNCIL PRESIDENT CLARKE: I  
11           saw the letter. So I don't know. Maybe  
12           it got sidetracked on the way over to the  
13           Art Commission meeting, but I got a copy  
14           of the letter from the Administration.

15                    All right. So you're asking  
16           the individuals -- because I want to be  
17           sure I know what to tell them, because  
18           they ask me all the time, What are we  
19           supposed to do, because there was no  
20           clarity. You said, Come back with  
21           something else. So you're saying either  
22           smaller signs or something that's on, I  
23           guess, the grounds of it that would be  
24           equally as visible? And I don't know how  
25           that happens, but...

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 MR. BURKE: My personal answer  
3 would be that would be a step in the  
4 right direction but, again, I can't speak  
5 for what the Commission would say to  
6 anything that comes before them.

7 COUNCIL PRESIDENT CLARKE: So  
8 you're not really the person to answer my  
9 question?

10 MR. BURKE: Yeah. I mean, the  
11 Commission, the appointed Commission, is  
12 the decision-making body.

13 COUNCIL PRESIDENT CLARKE: I  
14 asked for the Art Commission and you show  
15 up. So if you're not the person that can  
16 respond, I'm fine. I just need to know  
17 that, because I don't want to keep  
18 belaboring the point if you're not the  
19 person that can respond to a policy  
20 decision.

21 MS. SHARPE: So Bill is the  
22 staff person for the Art Commission who  
23 works with the appointed Commissioners.  
24 So as a body, they're the one who would  
25 give an opinion. So I'm not sure what

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 their final opinion was on -- we can --

3 COUNCIL PRESIDENT CLARKE: So  
4 it would be best to get a Commission  
5 member?

6 MS. SHARPE: I don't think -- I  
7 think that's the issue. An individual  
8 Commission member couldn't speak for the  
9 entire body as well. It would have to be  
10 a --

11 COUNCIL PRESIDENT CLARKE: I  
12 mean, if you want to bring the whole body  
13 over here, that's fine.

14 MS. FADULLON: So I think  
15 probably what needs to happen is, we  
16 could probably facilitate a meeting with  
17 the successful respondent of the RFP.  
18 Maybe we can get Bill and the Chair of  
19 the Art Commission together and maybe  
20 have a conversation about what it would  
21 take to move this forward.

22 COUNCIL PRESIDENT CLARKE:  
23 Okay. But I'd like to have a public  
24 discussion.

25 This is my issue: I care about

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           signs. I go to New York, I get wowed  
3           like everybody else. I look at 11th and  
4           Market and I said, Oh, okay, we're moving  
5           ahead, right? But it's about the money,  
6           right? And we're asking people to stick  
7           their hands in their pockets, give up  
8           money. If there's an ability, like SEPTA  
9           did, to get a lot of money for  
10          advertisement, then we need to take  
11          advantage of that, and why we can't  
12          figure out a way to do that is beyond me  
13          simply because somebody from the  
14          Commission says you can't do that.  
15          Everybody else is getting money, but we  
16          can't get money.

17                   MS. FADULLON: And I know that  
18                   you had -- Alan Greenberger, who is the  
19                   Chair of the Art Commission, came last  
20                   year for the budget testimony, and you  
21                   guys had a conversation on the record.  
22                   It sounds like since that time, the ball  
23                   has not moved forward. So if  
24                   facilitating a meeting that could be  
25                   about how do we move the ball forward



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           would be helpful, we'd be happy to  
3           facilitate that.

4                   COUNCIL PRESIDENT CLARKE: All  
5           right. I'm just trying to get the money.

6                   MR. BURKE: Certainly the last  
7           thing that I recall in the public meeting  
8           was that an offer was made to the  
9           applicants to sit down and talk about how  
10          it might move forward, and as far as I  
11          know, that we've never heard from them.

12                   COUNCIL PRESIDENT CLARKE:  
13          Yeah, but they didn't tell them what to  
14          come back with. I mean, if somebody goes  
15          through a year's process and spending  
16          money -- and I'm sure they had the money  
17          to spend -- and then they get to the  
18          final hurdle and the Art Commission says,  
19          No, we're not willing to entertain  
20          placing it on the building. So if you  
21          guys want them to come back, I would  
22          think you would give them some direction  
23          in terms of what they should come back  
24          with.

25                   MR. BURKE: That was the offer,

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 to have a discussion, a meeting outside  
3 of the regular Commission meeting to  
4 discuss what the direction might be.

5 COUNCIL PRESIDENT CLARKE: You  
6 believe that that offer was made and they  
7 didn't respond?

8 MR. BURKE: Yes, as far as I  
9 know.

10 COUNCIL PRESIDENT CLARKE: All  
11 right. I'm going to check.

12 Okay. Thank you much for being  
13 here. All right. Thank you.

14 Councilwoman Quinones-Sanchez.

15 COUNCILWOMAN SANCHEZ: Thank  
16 you.

17 I'll be quick. My two points  
18 are pretty quick. I just wanted to  
19 follow up, and now that Council President  
20 puts it in that light, I want to make  
21 sure that when we're looking at -- and I  
22 know that Councilman Domb doesn't mean it  
23 this way -- around liening stuff, but we  
24 don't lien when we give incentives to big  
25 developers. I want to caution us in

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           liening poor people and taking away their  
3           asset value and their ability given the  
4           redlining in lending that happens.

5                        I know we lien the lots and we  
6           do a bunch of stuff, but when we're  
7           looking at housing preservation and other  
8           things, let's be careful and more  
9           balanced in our approach. And it's  
10          something you should pencil in as part of  
11          your housing plan, because I would  
12          personally oppose stuff like that. I  
13          just think that we don't ask developers  
14          to lien their value that we're giving  
15          them when we incentivize them. I think  
16          part of it is a paradigm shift about  
17          what's an investment and what's an  
18          expense, right? And those of us who look  
19          at housing preservation, Basic System, as  
20          incentives, we need to do a better job of  
21          reminding everybody that that's an  
22          incentive and not an expense. So we got  
23          our work cut out for us. I hate hearing  
24          about all the rich people who are paying  
25          all the taxes. But anyway, I digress.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 Real quickly, as we look -- and  
3 I talked about it a little bit yesterday  
4 with the Land Bank Director, but as we  
5 talk about this housing plan -- and I'm  
6 debating whether I'm going to go to the  
7 Land Bank Board and have this  
8 conversation -- we really need to look at  
9 value of acquisition and disposition  
10 policies as it relates to struggling  
11 neighborhoods, right? Right now we have  
12 a dollar value attached to what we want  
13 to acquire around debt. And you and I  
14 two years ago walked the Gurney Street  
15 area where I showed you 600 lots that  
16 would never fall in any of our  
17 acquisition or disposition policies. And  
18 so I want to specifically ask the housing  
19 plan to look at that, right, and areas  
20 like that.

21 The fact of the matter is that  
22 we're spending \$12 million in overtime  
23 over there for Police overtime, and it  
24 will cost us \$1,500 to acquire a lot that  
25 we can turn over and make it taxpaying,

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           right? So I think the return on  
3           investment is there, even on the short  
4           term when we talk about public safety,  
5           but if as part of the housing plan we can  
6           look at neighborhoods like that who are  
7           around Conrail tracks and other things  
8           where the value is not quite there, we're  
9           spending a lot of -- with the Zero Waste  
10          stuff, we're spending a lot of time  
11          telling people that their area is dirty  
12          and no plan about how we clean it.

13                        So I think this is when your  
14          department can have a broader view around  
15          trash and public safety and looking at  
16          some of those components so -- that they  
17          look at those budgets that we're spending  
18          in those areas and, again, change the  
19          methodology and the paradigm of these are  
20          investments. It's like when we have our  
21          prison and criminal reform agenda, we're  
22          saying we're going to get people out of  
23          prison. I think this is a component of  
24          it, right? And if we're going to  
25          convince the citizens of Philadelphia

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           that we are being good stewards of their  
3           money before we ask them for additional  
4           money, I think those are the things  
5           they're going to ask us to look at,  
6           right? What is going on to long-term  
7           residents who have lived in trapped  
8           communities for a long time where we're  
9           okay with spending police money, but  
10          we're not okay with --

11                   MS. FADULLON: Right. I  
12          understand. So just a couple quick  
13          things. One is, I know that the Land  
14          Bank is getting ready to put that RFP on  
15          the street for their strategic plan,  
16          which typically incorporates acquisition  
17          and disposition policies, and I think  
18          those, frankly, will always be a work in  
19          progress as we adjust to what's going on  
20          in our city and what's going on in  
21          specific neighborhoods.

22                   And then in addition, I think  
23          while it's great that the Land Bank has  
24          that, I think based on the processes  
25          we've been through over the last few

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           years, it's kind of clear that we could  
3           do a better job having an overall  
4           strategy within the City around vacancy  
5           regardless of who owns it.

6                        So that is something that we  
7           are looking at and trying to find out if  
8           we can get resources to actually dedicate  
9           somebody that -- that's what they would  
10          do. They would just look at doing, full  
11          time, looking at a vacancy strategy for  
12          the City and not sort of trying to do it  
13          in their spare time, but really start to  
14          look at some of those issues and be able  
15          to do a deeper dive than what we've been  
16          able to do in the past.

17                       COUNCILWOMAN SANCHEZ: And  
18          then, lastly, one of the things that came  
19          up when we were talking around the  
20          finance side -- and, again, I think this  
21          is where Planning has to come. We're  
22          carrying a lot of capital money going  
23          back to 2004 in our Five Year Plan, and  
24          we need to clean that out. Like we  
25          need -- I'm still not clear, and I'm

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           going to continue the public discussion  
3           with Anna and everybody else, why we're  
4           carrying things for 10 years, 15 years on  
5           borrowed money. And I know they say they  
6           work on a cash basis. Then let's clear  
7           it from our books. You have a five  
8           year -- I mean, if you guys like killing  
9           trees just to print this stuff is one  
10          thing, right, but we need good financial  
11          practices and to show folks that we're  
12          able to get projects done.

13                         And that leads me to the second  
14          discussion. Mike Carroll talked a little  
15          about that there's no written standards  
16          around what's soft costs around capital  
17          things. We need to get there, right?

18                         MS. FADULLON: Right.

19                         COUNCILWOMAN SANCHEZ: I think  
20          there's a lot of over-engineering, a lot  
21          of --

22                         MS. FADULLON: Well, you know  
23          that we've been working more closely with  
24          Public Property around that. I think we  
25          will continue that discussion.



1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILWOMAN SANCHEZ: And I

3 think Public Property has done a better

4 job. I'm looking at infrastructure

5 stuff, because here again -- and then

6 I'll leave you with this. I think

7 there's some missing opportunities, and I

8 came up with this -- I forgot what I

9 called it, a community development zone

10 or something when I first got elected and

11 thought I can change the world. But

12 anyway, one of the things at that

13 particular time we looked at was what is

14 the Water Department doing, what's the

15 Streets Department doing, what's PennDOT

16 doing, and how do we come up with a

17 strategy so that we're all investing and

18 the projects happen at the same time,

19 right? Because then that's more

20 transformative.

21 Now that you have this

22 portfolio, we need to get better at that,

23 right?

24 MS. FADULLON: Yeah.

25 COUNCILWOMAN SANCHEZ: So that

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           the issue of what street gets done or  
3           what pavements get done get more aligned  
4           with the other stuff that we're doing.  
5           And we haven't had the conversation. I  
6           know Rebuild came up with some matrix  
7           about what they were looking at, but we  
8           should be able to do that in a more  
9           coordinated way.

10                   MS. FADULLON: Right. And we  
11           actually are working on that, and, again,  
12           one of the meetings that I have this week  
13           is we've been collecting data from a  
14           bunch of different departments and  
15           putting that into sort of a web-based  
16           mapping tool. We're trying to talk about  
17           how we utilize that within different  
18           departments, but I think that's also we  
19           want to -- we're trying to get to the  
20           point where we can come in and talk to  
21           you about how to use that information to  
22           plan about what's happening in your  
23           districts, because I think as Eleanor  
24           mentioned, we're at the point of being  
25           done with the district plans soon, and it

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           really becomes all about implementation  
3           then, and that's something we'll be  
4           reaching out about.

5                        COUNCILWOMAN SANCHEZ: And the  
6           issue of that kind of planning and  
7           thoughtfulness, right? One of the  
8           issues -- and I brought this up before  
9           and I brought it up to Michael Carroll.  
10          When the City is pursuing federal and  
11          state grants that restrict the  
12          utilization of money and then comes to us  
13          as a district level to match that so we  
14          can get a project done and it comes with  
15          all of these restrictions, we need to  
16          have a conversation about it. I mean, it  
17          took me 18 months to be able to do bike  
18          lanes on American Street in an industrial  
19          zone. That was not a fun process, right?  
20          And then we become the bad guys because  
21          we don't want bike lanes, but you want to  
22          put raised bike lanes where I have  
23          63-foot trucks turning, right? And then  
24          I need to be considerate of the radius,  
25          plus the bus stops, plus everything else,

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           and then I'm the problem.  
3                         And so even how we pursue  
4           funding around that kind of community  
5           design, if we do it on the front end.  
6           Because I don't ever want to be told  
7           again that we're going to lose the money  
8           because I'm trying to accommodate a  
9           63-foot truck and preserve 40  
10          manufacturing jobs and a raised bike  
11          lane. I shouldn't have to be doing that.  
12          So I think just being more thoughtful in  
13          ur planning as we do that will be very  
14          helpful, right? Because then the  
15          conversation is not me being against it  
16          because I have to accommodate every  
17          business I have on American Street,  
18          which, by the way, three of them are  
19          leaving, right? Because even after this  
20          process and even as thoughtful as we  
21          were, Morris Steel is selling, I'm out,  
22          and now I have everybody wanting to come  
23          in and do housing over there, and then my  
24          few manufacturers that I love are like,  
25          Okay, Maria, I may be next, all because

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           we created a restriction for ourselves in  
3           the conversation. Because the  
4           conversation with them wasn't "can we."  
5           It was "we're going to," and then what do  
6           you need so that we can do -- that  
7           top-down decision, I'm going to lose jobs  
8           there, and then it works against our  
9           bigger purpose around keeping those jobs  
10          there.

11                       MS. FADULLON: Yeah.

12                       COUNCILWOMAN SANCHEZ: All  
13          right.

14                       Thank you, Mr. Chair.

15                       COUNCILMAN GREENLEE: Thank  
16          you, Councilwoman.

17                       No other questions. Thank you  
18          all very much. Thank you for your time.

19                       MS. FADULLON: Thank you.

20                       COUNCILMAN GREENLEE: The  
21          Committee will take a break here, stand  
22          in recess until 1 o'clock. It will  
23          probably be a little later than that.

24                       Thank you.

25                       (Short recess.)

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN GREENLEE: Why don't  
3 we reconvene our hearings here.

4 Our next department is the  
5 Department of License and Inspection.  
6 Commissioner.

7 (Witnesses approached witness  
8 table.)

9 COUNCILMAN GREENLEE: Good  
10 afternoon, everybody. Ready when you  
11 are, Commissioner.

12 COMMISSIONER PERRI: Good  
13 afternoon, Councilman Greenlee and  
14 members of City Council. I am David  
15 Perri, Commissioner of the Department of  
16 Licenses and Inspections. Joining me  
17 today are Kirk McClarren, our  
18 Administrative Services Director, and  
19 Rebecca Swanson, our Director of Planning  
20 and Analysis.

21 You already have our formal  
22 written testimony, so I'm just going to  
23 take a few brief moments, talk about some  
24 of our accomplishments and highlights.

25 Building construction continues

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           to boom in the City. In Fiscal Year  
3           2017, we issued a record 53,790 permits  
4           and collected record revenues of  
5           \$60,000,000. Through the first  
6           three-quarters of Fiscal Year 2018, our  
7           permit numbers are on par with last  
8           year's production.

9                        Along with the record permit  
10          numbers, we handled a record 61,341  
11          service requests from the public and  
12          performed 356,000 building inspections.  
13          We continue to adopt state-of-the-art  
14          technology with the build-out of the  
15          eCLIPSE permit and license system. That  
16          project is now 73 percent complete, with  
17          the final rollout scheduled for early  
18          spring 2019.

19                      To improve customer service in  
20          the Municipal Services Building  
21          concourse, we added additional service  
22          representatives and expanded the plan  
23          examination staff. The total head count  
24          in the Department increased over the past  
25          year from 333 filled positions to 375.

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Working with Tim Thornton at 311, we are  
3           starting to see improvements in our  
4           customer satisfaction scores.

5                       We look forward to opening our  
6           new district office on Cecil B. Moore  
7           Avenue next month, and we will roll out  
8           our electronic cuing system in the  
9           Municipal Services Building concourse in  
10          July.

11                      Thank you for the opportunity  
12          to present our budget. My staff and I  
13          are available to answer questions at this  
14          time.

15                      COUNCILMAN GREENLEE: Thank  
16          you, Commissioner, and thanks to  
17          everybody for all the work you do. Let  
18          me touch -- I know the Council President  
19          particularly is interested in the whole  
20          issue of illegal boarding homes.  
21          Obviously it was accented by the fire in  
22          March where three people were killed.

23                      Just on that specific property  
24          first, I think there was a court case in  
25          2014, the owner pledging to vacate the



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           property or at least keep it up to code.  
3           What happened there? Was that  
4           reinspected to ensure the owner was  
5           keeping what his pledge was; do you know?

6                        COMMISSIONER PERRI: Yes, I do.  
7           So in 2014 -- and we're talking about  
8           1855 North 21st Street. So just to be  
9           clear, that particular building, it's  
10          arranged with five bedrooms that could  
11          potentially accommodate up to nine  
12          people. At the time of the fire, we  
13          believe six people lived on the premises.

14                       Back in 2014, violations were  
15          written for zoning and licensing. The  
16          case eventually went to court, and as  
17          part of the court settlement, the owner  
18          agreed to vacate the premises.

19                       It was inspected shortly  
20          thereafter, and the premises was  
21          determined to be vacant. So at that  
22          point, the code violation process had  
23          come to conclusion and there no longer  
24          would be violations on that particular  
25          property.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 Sometime after 2014 -- we do  
3 not know when -- the building was then  
4 reoccupied without zoning approval and  
5 without licensing.

6 COUNCILMAN GREENLEE: And you  
7 received no complaints about that  
8 property that we know of?

9 COMMISSIONER PERRI: There were  
10 no additional complaints.

11 COUNCILMAN GREENLEE: So you  
12 had no reason -- all right.

13 On the general issue of illegal  
14 boarding homes, what would make a place  
15 illegal under that title, if you will?

16 COMMISSIONER PERRI: In any of  
17 these cases and in particular this one,  
18 you really have to look at three things.  
19 First of all, in this particular case, if  
20 you look at the prior history, if you  
21 looked at the way the water was used in  
22 the premises, based upon our inspection  
23 it clearly was a rooming house, and the  
24 owner has a repeated pattern in doing  
25 these kinds of activities. So you have

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           to look at whether or not there was  
3           willful intent to put people in harm's  
4           way. We believe that there was, so we've  
5           referred to this case over to the DA's  
6           Office for possible criminal prosecution.

7                         And any time when you're  
8           dealing with code enforcement issues, we  
9           always have to keep an eye out for that,  
10          and we also have to keep owners  
11          accountable for when they do put people  
12          in harm's way. So we will wait and see  
13          whether or not this rises to the level of  
14          criminal prosecution.

15                        So beyond that, you have to  
16          look at a couple things with boarding  
17          houses. Number one, zoning. And the  
18          interesting thing is that rooming houses  
19          are not allowed in residential zoning  
20          districts. I believe for that to be  
21          problematic. The issue being that this  
22          premises could never become legal,  
23          because the zoning wouldn't be permitted  
24          in this particular location. They would  
25          have to try to go through the Zoning

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Board, and as a result, the chances of  
3           them getting a variance are probably not  
4           that high.

5                        So what we think happens in  
6           some of these cases is that because you  
7           can't legally put these in residential  
8           areas, then what you're doing is -- or  
9           what we're doing inadvertently is  
10          encouraging folks to create illegal  
11          rooming houses. They set these up  
12          because there is a demand for them. The  
13          rooming houses are probably some of the  
14          cheapest ways for folks to get a roof  
15          over their head. So there's a market out  
16          there, so unscrupulous operators will  
17          find locations and put these businesses  
18          in those locations.

19                        So I think we need to take a  
20          hard look at zoning and whether or not we  
21          need to find ways of putting rooming  
22          houses back into residential  
23          neighborhoods so that we can start  
24          addressing --

25                        COUNCILMAN GREENLEE: I'm sorry

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           to interrupt, but what actually is the  
3           definition of a rooming house, just so  
4           we're clear.

5                        COMMISSIONER PERRI: A rooming  
6           house would be any type of residential  
7           occupancy in which more than three people  
8           unrelated by birth or marriage are  
9           cohabitating on premises. And that  
10          definition of what a family is goes back  
11          to at least 1950, if not before, and  
12          probably is somewhat outdated.

13                      COUNCILMAN GREENLEE: Okay. I  
14          don't want to dominate here.

15                      Councilwoman Parker.

16                      COUNCILWOMAN PARKER: Thank  
17          you, Mr. Chairman.

18                      And good afternoon to each of  
19          you. Mr. Chairman, I want to follow up  
20          on where you just were on the rooms that  
21          are being rented, and I want to ask you,  
22          Commish, have we seen an increase in the  
23          number of cases reported on the illegal  
24          conversion of single-family dwellings?  
25          Are we finding that there are more being

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 reported or we're just seeing more  
3 without them being reported by the  
4 public?

5 I guess what I'm trying to see  
6 is whether or not people on residential  
7 blocks are communicating more that  
8 they're seeing like a different pattern  
9 in the property. Are they calling us and  
10 letting us know?

11 COMMISSIONER PERRI: We've had  
12 a few calls about illegal rooming houses,  
13 but I wouldn't say it's a huge  
14 groundswell.

15 COUNCILWOMAN PARKER: Okay. So  
16 nothing significant that would like raise  
17 a red flag for us, right? I mean, again,  
18 like you said, just a few calls to let us  
19 know when they've identified it, but  
20 nothing overwhelming?

21 MS. SWANSON: In Calendar Year  
22 '17, we got about 550 service requests  
23 for some type of rooming house, boarding  
24 house situation, and that's pretty  
25 consistent over the last six to seven

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           years.

3                   COUNCILWOMAN PARKER: And that  
4           was my question. Thank you,  
5           Commissioner. That was the data that --  
6           we haven't seen a difference in the trend  
7           versus the data being sort of reported or  
8           the calls coming in?

9                   MS. SWANSON: No.

10                   COUNCILWOMAN PARKER:  
11           Appreciate that.

12                   My next question is in regards  
13           to funding. I'm a firm believer L&I is  
14           probably the most overworked and  
15           underfunded department in the City of  
16           Philadelphia. I'm talking about the  
17           demand that we, particularly as District  
18           Councilmembers, that we place on L&I.  
19           Provide us an answer for the number of  
20           inspectors who are going out during off  
21           hours to look at unpermitted construction  
22           activity and to inspect nightclubs and  
23           other establishments. And I'll come back  
24           to why, because you just helped to save a  
25           region in the Ninth Councilmanic District

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           because there was an inspector, it just  
3           so happened, available and on duty at  
4           that shift and it was an off-beat time  
5           that had they not gone out, we wouldn't  
6           have been able to catch the people doing  
7           the work that they didn't have permits to  
8           do.

9                         How do we fare, Commissioner,  
10          if you would compare our staffing levels  
11          with other equally sized cities,  
12          municipalities?

13                        COMMISSIONER PERRI: I haven't  
14          personally looked at those kinds of  
15          apples-to-apples comparisons. I mean,  
16          it's been reported in other places that  
17          Philadelphia has less per capita building  
18          inspectors than other jurisdictions. We  
19          aggressively have been hiring and  
20          staffing up the department, and like I  
21          said earlier, we increased from 333 to  
22          375 employees total in the department.

23                        When we're completed our hiring  
24          up and our inspectors have sufficient  
25          amount of experience, we're going to take



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           another look at what their real capacity  
3           is and if we still have a gap in terms of  
4           the number of inspections that need to be  
5           done and whether or not we have suitable  
6           resources. But it takes so long to  
7           recruit, hire, train, and get these folks  
8           out on the street, that I haven't asked  
9           for additional inspectors over the last  
10          couple budget cycles because we have --  
11          we're already budgeted for more people  
12          than we've been able to hire at this  
13          point.

14                        COUNCILWOMAN PARKER: Thank  
15          you.

16                        Just for the record,  
17          Mr. Chairman, and for Commissioner, I  
18          want to note -- and I would note this for  
19          any department, because we lean hard when  
20          we're trying to get services in our  
21          district, and when things are not going  
22          well, I think -- I know you'll hear  
23          myself and my colleagues who represent  
24          districts speaking affirmatively in  
25          reference to supports for their people,

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           but I want to speak with the same fervor  
3           and passion to publicly say thank you.  
4           Thank you from residents of the Ninth  
5           Councilmanic District from every  
6           neighborhood, Mount Airy, West Oak Lane,  
7           Logan, Olney, Lawncrest, Lawndale,  
8           Burholme, Oxford Circle. Thank you for  
9           being responsive when we call you. I  
10          don't know that we've seen a commissioner  
11          come out to more community meetings in  
12          the evening. Usually that is work that  
13          you send to other staff members to come  
14          out to community meetings, but we've seen  
15          you personally. Rebecca Swanson, who is  
16          at the table -- and I'm looking for notes  
17          from my team who do the work, who  
18          specifically said we need to note the  
19          people who have helped us help our  
20          people.

21                        Rebecca in helping us with  
22          legislation. We've had a major issue  
23          with dumpsters in the Ninth Councilmanic  
24          District. Mr. Mike Fink, Bernice  
25          Johnson. I don't even know if she's

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           here, but every town meeting we have in  
3           our district, in our neighborhood, she is  
4           there to answer the questions proposed  
5           relative to L&I issues.

6                     Jean Stallworth, who helped us  
7           with understanding the rules and regs  
8           regarding a specific property; Christine  
9           Quinn; Anna Ginhart; Maureen Blaney; and  
10          Betsy Baldwin. Some of these people I've  
11          never met, I've never seen, I've never  
12          talked to, but when my staff provided for  
13          me a list of the people they have had to  
14          call, talk to, and work with to get  
15          problems addressed that impact our  
16          residents, these were the names they gave  
17          us. And if they hadn't been doing a good  
18          job, Commissioner, I would be saying that  
19          out loud, so I just wanted to say thank  
20          you out loud for the record too.

21                    COMMISSIONER PERRI: Well, we  
22          really appreciate that. Thank you for  
23          acknowledging the hard work of our staff.  
24          We appreciate it.

25                    COUNCILMAN GREENLEE: Thank

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 you. Thank you, Councilwoman.

3 Councilman Domb.

4 COUNCILMAN DOMB: Thank you,  
5 Mr. Chairman.

6 And good afternoon. I have a  
7 few questions I just wanted to ask. In  
8 2016, I think that was your first year  
9 you started as Commissioner. Was it  
10 2016?

11 COMMISSIONER PERRI: Calendar  
12 Year 2016, correct.

13 COUNCILMAN DOMB: What were the  
14 revenues generated from the fees of L&I?

15 COMMISSIONER PERRI: Well,  
16 we --

17 COUNCILMAN DOMB: Let's say the  
18 prior year, before you came, in 2015.

19 MR. McCLARREN: Good afternoon,  
20 Councilman. Kirk McClarren,  
21 Administrative Services Director.

22 I have as far back as Fiscal  
23 Year '17. Actual was 59.9 million. For  
24 2016, I don't have that in front of me,  
25 but I believe --

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN DOMB: Any

3 recollection?

4 MR. McCLARREN: I believe it  
5 was about 54 million.

6 COUNCILMAN DOMB: 54. Any  
7 recollection of what it was the year  
8 before?

9 MR. McCLARREN: About 51, from  
10 what I recall.

11 COUNCILMAN DOMB: So in a  
12 period of two years or so, it's gone up  
13 to -- this year is, did I hear 60  
14 million?

15 COMMISSIONER PERRI: We're just  
16 a few dollars short of 60 million in  
17 Fiscal Year '17. We'll be past that for  
18 Fiscal Year 18.

19 COUNCILMAN DOMB: So I guess my  
20 point is, it's gone up almost 20 percent,  
21 the revenues of L&I, which, by the way,  
22 for people using the service of the City,  
23 that's fine. I'd rather have people who  
24 are using our services pay for those  
25 services than us have to continue to

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           increase taxes. So I commend you for  
3           that. That's great, 20 percent increase.  
4           And when I looked over your budget,  
5           you're one of the few departments I don't  
6           really have a lot of questions for,  
7           because you're doing a really good job.

8                         COMMISSIONER PERRI: Thank you.

9                         COUNCILMAN DOMB: I'm looking  
10           at the payroll, for example. It was  
11           negotiated by District 33. The increases  
12           are 2 and a half percent. I'm looking at  
13           your only increase is like \$2 million for  
14           demo costs, which everyone wants to  
15           happen. It's really very, very  
16           efficient. And I hope other departments  
17           are listening, because this is one of the  
18           first times I'm going to say you guys are  
19           doing an extraordinarily good job at  
20           this, and your department, yourself, and  
21           people here, I have no complaints  
22           whatsoever.

23                         But I do have a comment on  
24           something. I just want to ask if this is  
25           even feasible. I know St.

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Bonaventure's -- this is just a thought.  
3           We paid about a million dollars to  
4           demolish this property, which had to be  
5           done. We sold it at Sheriff Sale for  
6           15,000. I know it's listed now for sale  
7           for 400, and it may only sell for 250.  
8           So I'm trying to think out of the box a  
9           little as to how could we possibly in the  
10          future capture some of the value that  
11          will happen in the market versus selling  
12          it at Sheriff Sale. I'm not sure I have  
13          the answer. I'm not looking for the  
14          answer today. I just want to bring that  
15          out, that that might be an idea that we  
16          come up with as to how do we capture more  
17          value. And I'm not looking for a  
18          response.

19                    But I just want to say that I  
20                    appreciate what you're all doing, and I  
21                    got to say that it's an amazing job. I  
22                    would say in my time with the City,  
23                    there's maybe one other person who has  
24                    done as good a job as you have, and you  
25                    may know who that is, which is Bennett

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Levin, but the difference between you and  
3           Bennett Levin -- you're both excellent --  
4           is that you have the velvet glove and  
5           Bennett said exactly what was on his  
6           mind, which you got to love him for that.  
7           But you're doing a great job, so thank  
8           you very much.

9                        COMMISSIONER PERRI: Thank you,  
10           Councilman. We appreciate it.

11                       COUNCILMAN GREENLEE: That was  
12           quite a compliment not to get a host of  
13           questions from Councilman Domb. I think  
14           you know that.

15                       Councilwoman Reynolds Brown.

16                       COUNCILWOMAN BROWN: Yes.  
17           Thank you.

18                       Good afternoon, commissioner.

19                       COMMISSIONER PERRI: Good  
20           afternoon.

21                       COUNCILWOMAN BROWN: I want to  
22           switch gears a little bit and go to an  
23           area that is the new world order in many  
24           ways, also known as Airbnb's. I believe  
25           it was Councilman Greenlee -- was this



1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 not one of your measures a few years  
3 back, Airbnb's?

4 COUNCILMAN GREENLEE: Yes.

5 COUNCILWOMAN BROWN: Okay. So  
6 background, the New York Times,  
7 Huffington Post have reported that cities  
8 and states, which we know, across America  
9 are struggling to regulate the short-term  
10 rental market dominated by services like  
11 Airbnb and something known as, which is  
12 new to me, Vacation Rental by Owner. How  
13 about that?

14 Homeowners become fearful of an  
15 increase in crime or changes in the  
16 character of their communities when  
17 addressing this particular concern, as  
18 has been -- as not notices but alerts  
19 have come to my office. So the question  
20 is, what is the success rate of  
21 short-term rental units meeting life  
22 safety regulations as set by the City?  
23 Does anyone in your department -- given  
24 the other gazillion tasks that you have  
25 to meet, how many short-term rental units

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           that have actually registered are  
3           owner-occupied? How many short-term  
4           rental units are owner-occupied, and what  
5           is the City's current enforcement plan on  
6           this new phenomena known as short-term  
7           rental units?

8                        COMMISSIONER PERRI: There are  
9           code requirements for short-term rentals,  
10          or Airbnb's they're commonly known, and I  
11          don't have the numbers in front of me,  
12          but there's so many days a year you're  
13          allowed to do that type of activity and  
14          you do not need a zoning permit and you  
15          do not need a license. So an average  
16          person can rent out their property for  
17          short periods of time and not come under  
18          the City's regulatory control.

19                       In terms of collecting the  
20          taxes that are associated with that, my  
21          understanding is that the taxes are  
22          collected by the Airbnb company and are  
23          remitted to the City, though L&I is not  
24          involved in that process.

25                       COUNCILWOMAN BROWN: Oh,

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           really? So we have to rely on the Airbnb  
3           business outfit to submit those taxes to  
4           the City? Is that it?

5                    COMMISSIONER PERRI: That's my  
6           understanding.

7                    COUNCILMAN GREENLEE: Point of  
8           the information, if I could. Maybe I can  
9           explain that to you.

10                   COUNCILWOMAN BROWN: Please.

11                   COUNCILMAN GREENLEE: In  
12           working this out, the thing that -- the  
13           agreement was that they would have to  
14           pay -- these people that are renting out  
15           would have to pay the hotel tax.

16                    Now, eventually the owner of  
17           that property is responsible for the tax,  
18           but these Airbnb and services like that  
19           provide that as a service to collect the  
20           tax and turn it over to the City. But if  
21           somehow they didn't do that, the owner  
22           would still be responsible, if I'm making  
23           sense.

24                   COUNCILWOMAN BROWN: So if they  
25           are responsible for paying the City the

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 hotel tax, that possibly only happens if  
3 they have a permit to be an Airbnb; is  
4 that fair to say?

5 COUNCILMAN GREENLEE: Well, as  
6 the Commissioner said, I don't believe  
7 you have to get the permit. It's if  
8 you -- I think it's a little bit of a  
9 trust thing with a place like Airbnb, who  
10 is a national company, that it is in  
11 their interest to do this right, I guess  
12 is the best way to say it.

13 COUNCILWOMAN BROWN: Do you  
14 know what the number of days might be,  
15 Commissioner? It was short term. That's  
16 a big word.

17 COUNCILMAN GREENLEE: Four?

18 COUNCILWOMAN BROWN: What does  
19 it break down to, two days, five days?

20 COUNCILMAN GREENLEE: 180 total  
21 in the year, right, total in the year.  
22 And there is a limit, I think, for each  
23 person, each short-term rental, and I  
24 can't remember what that is. But you  
25 can't do it more than 180 days in a year.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILWOMAN BROWN: And it's a  
3 growing phenomena. Have you had -- well,  
4 first of all, you need an increase in the  
5 budget, but do you have staff or  
6 professionals wherein this is their  
7 principal responsibility, to keep a  
8 record on licenses, enforcement at all?

9 COMMISSIONER PERRI: No. I  
10 mean, if you wanted to get set up to  
11 regularly be an Airbnb, you would have to  
12 get a zoning permit for it. It would be  
13 handled just like any other type of  
14 occupancy.

15 COUNCILWOMAN BROWN: Is that  
16 right?

17 COMMISSIONER PERRI: Now, what  
18 my folks are telling me is that the rules  
19 say that you can do this 90 days in a  
20 calendar year and not -- and you do not  
21 need licensing and you do not need to  
22 have a zoning permit for that.

23 COUNCILWOMAN BROWN: If you do  
24 less than 90?

25 COMMISSIONER PERRI: Less than

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 90. Once you go over 90, then you need  
3 to get zoning approval for a short-term  
4 rental.

5 Now, in terms of the revenue,  
6 that question may be best posed to the  
7 Revenue Department.

8 COUNCILWOMAN BROWN: Okay.

9 COMMISSIONER PERRI: I believe  
10 they know the mechanism for and the  
11 collection rates for getting the hotel  
12 tax from the sponsor companies.

13 COUNCILWOMAN BROWN: And in  
14 those -- well, you may not have it now,  
15 but if you could forward to the Chair, my  
16 office would be curious to know how many  
17 short-term rental unit permits or apps  
18 were released for 2017, just to get a  
19 reading on how this new industry is  
20 growing, that would be helpful.

21 COMMISSIONER PERRI: I will  
22 certainly do that.

23 COUNCILWOMAN BROWN: Okay. You  
24 are lucky to join us on what is known as  
25 Pay Equity Day. Did you know that?

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COMMISSIONER PERRI: I was not  
3 aware.

4 COUNCILWOMAN BROWN: And in  
5 doing an assessment on Page 10 of your  
6 testimony, the findings are as follows:  
7 There are 97 total African American men  
8 in your department, 122 white male  
9 full-time staffers, 81 African American  
10 female full-time staffers, and 27 white  
11 female full-time staffers. And as is my  
12 custom, my staff and I look to see how  
13 well the government, not just this  
14 department but how well government, is  
15 doing when it comes to pay equity, and  
16 our findings say -- and please correct me  
17 if we miscalculated here -- that on  
18 average, black full-time staffers make on  
19 average \$15,000 less than their white  
20 counterparts and on average African  
21 American full-time women make \$17,000  
22 less than their white counterparts. And  
23 we know that the national average is that  
24 women make 80 cents to a dollar. So  
25 we've moved -- that needle has moved one

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 cent in the last five years.

3 So can you speak to that and  
4 why that may be? Does it have to do with  
5 civil service? What might be some of  
6 those factors that contribute to that  
7 seemingly inequity?

8 COMMISSIONER PERRI: Yeah. I  
9 think a couple of the factors involved  
10 here is, the building inspection side has  
11 historically been predominantly a  
12 male-dominated type of profession.

13 COUNCILWOMAN BROWN: Makes  
14 sense.

15 COMMISSIONER PERRI: And our  
16 demographics, our breakdown of inspectors  
17 shows that. The building inspectors  
18 generally are paid at a high rate, and  
19 that tends to skew the numbers in that  
20 direction.

21 COUNCILWOMAN BROWN: Okay.

22 COMMISSIONER PERRI: We have a  
23 Clean and Seal Unit that does abatement  
24 work. They do labor type work. That  
25 unit is predominantly African American,



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           and that type of work, the laborers work,  
3           has always been valued at a lower rate  
4           than skilled labor.

5                    COUNCILWOMAN BROWN: So the  
6           building inspectors --

7                    COMMISSIONER PERRI: So I think  
8           that also tends to pull the numbers down.

9                    COUNCILWOMAN BROWN: Okay. The  
10          building inspectors definitely are  
11          skilled. Do they require a certificate?  
12          Does that require a license? What does  
13          that require?

14                   COMMISSIONER PERRI: Yeah. The  
15          BA building inspector in the City of  
16          Philadelphia, you need so many years  
17          prior experience in the building trades.

18                   COUNCILWOMAN BROWN: Okay.

19                   COMMISSIONER PERRI: You also  
20          have to pass a series of certification  
21          examinations, where to be a laborer the  
22          qualifications are much less strenuous.

23                   COUNCILWOMAN BROWN: Not as  
24          steep.

25                   Along those same lines, in your

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           budget you said that -- no. It's  
3           budgeted for 429 full-time positions.  
4           However, only 375 were filled, leaving 54  
5           vacancies. Speak to where those  
6           vacancies are, why those vacancies exist,  
7           is there difficulty in hiring.

8                        COMMISSIONER PERRI: Yeah.  
9           Those vacancies are primarily on our  
10          building inspector and operation  
11          inspector side of the Department. We've  
12          been trying extremely hard to get those  
13          numbers up as quickly as possible. When  
14          I was here last year, I had promised that  
15          by the time I came back again, we'd be  
16          closer to 400. I would have been there,  
17          but over the last three months, we lost  
18          20 people in the Department, which in a  
19          department that only has 375 people is a  
20          pretty significant chunk of the  
21          operation.

22                       COUNCILWOMAN BROWN: Those 20  
23          people lost were due to retirement? You  
24          say you lost 20 people. They moved on?

25                       COMMISSIONER PERRI: It's

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           several different factors. Nine of them  
3           were in the inspection class. We lost  
4           them through retirement, through  
5           promotion to other departments. We had  
6           some voluntary resignations. It was a  
7           whole host of issues which resulted in  
8           loss of 20 positions over the last three  
9           months.

10                        So we will continue our  
11           recruitment efforts. We do want to get  
12           fully staffed in the Department. The  
13           workloads are heavy on the staff as it is  
14           now and it's in everyone's interest for  
15           us to get to the number that's budgeted.

16                        COUNCILWOMAN BROWN: Okay.  
17           I'll continue next round. Thank you.

18                        COUNCILMAN GREENLEE: Thank  
19           you, Councilwoman. You're taxing my  
20           memory on that Airbnb issue,  
21           Councilwoman, but I will get you what  
22           information we have too. I do remember  
23           at the time, that was used as sort of a  
24           model nationwide, our bill --

25                        COUNCILWOMAN BROWN: Is that

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 right?

3 COUNCILMAN GREENLEE: -- to try  
4 to find a middle ground on this whole  
5 issue.

6 COUNCILWOMAN BROWN: Okay.

7 COUNCILMAN GREENLEE: But we'll  
8 get you more information.

9 COUNCILWOMAN BROWN: Thank you.

10 COUNCILMAN GREENLEE:  
11 Councilman Jones.

12 COUNCILMAN JONES: Thank you,  
13 Mr. Chairman.

14 Good afternoon, Commissioner  
15 Perri.

16 COMMISSIONER PERRI: Good  
17 afternoon.

18 COUNCILMAN JONES:  
19 Mr. Abernathy, are you still behind  
20 that -- yes. Can you come up too? You  
21 know that's the first place we look for  
22 VIPs. Y'all do know --

23 COUNCILMAN GREENLEE: Right  
24 behind that pole, right.

25 COUNCILMAN JONES: It's amazing

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 they gravitate there. Out of sight, out  
3 of mind.

4 (Witness approached witness  
5 table.)

6 COUNCILMAN JONES: But I wanted  
7 you to come up front for you to hear this  
8 as well. I want to echo basically the  
9 sentiments of Councilwoman Parker when it  
10 comes to you. Whether it's falling  
11 retaining walls in East Falls, collapsing  
12 hills in North Philly on Willard Street  
13 that they went out yesterday and started  
14 to shore up, this has been a responsive  
15 Commissioner. And I don't evaluate like  
16 Councilman Domb, to look at every penny  
17 spent and how the lines and columns add  
18 up. I judge it based on concerns that  
19 come from my constituents that only your  
20 department can handle, and I appreciate  
21 totally the responsiveness. Even when  
22 you tell me no, it's a quick no. I mean,  
23 really when you --

24 COMMISSIONER PERRI: Less  
25 painful that way.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN JONES: It should be  
3 painful when you say no to us, but it's a  
4 quick no, so I know to look to other  
5 resources for that constituent, and I  
6 really appreciate that.

7 COMMISSIONER PERRI: Thank you.

8 COUNCILMAN JONES: And I wanted  
9 to say it in front of you and to give you  
10 some of the accolades as well, because on  
11 that retaining wall issue, there was  
12 erosion that happened over years. It  
13 wasn't anybody's fault, but it just is.  
14 And it's a problem that is citywide, that  
15 you're getting a lot of these retaining  
16 walls and other walls that are whittling  
17 away. And in the case of Willard Street,  
18 it has now encroached upon people's  
19 backyards. And so they're watching the  
20 hillside go out from under them.

21 L&I went out there, assessed  
22 the situation, and it's not a perfect  
23 fix, but it gives folk in that block some  
24 sense that they're not going to wake up  
25 on a spring morning and find their back

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           porch sliding down the hill. So I wanted  
3           to thank you for that.

4                     You can stay and get some more  
5           of this. I just wanted you on the record  
6           knowing that I appreciate it.

7                     MR. ABERNATHY: And thank you,  
8           Councilman. I can certainly echo your  
9           sentiments about Commissioner Perri. He  
10          has been a pleasure to work with, and the  
11          Department has -- it manages itself,  
12          which is very nice.

13                    COUNCILMAN JONES: So moving on  
14          to things to give you higher aspirations.  
15          How many vacant properties that are  
16          considered an issue, meaning imminently  
17          or somewhat dangerous, are there in the  
18          City of Philadelphia? And while you're  
19          looking for that, what is our average  
20          time to identify once a complaint is  
21          filed to decommissioning of that  
22          property? Over time, over the past  
23          years, how are we handling it? Is it up?  
24          Is it down? Is it consistent? And what  
25          about the time it takes to bring them

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 down?

3 COMMISSIONER PERRI: All right.  
4 Good questions, Councilman. So the  
5 answers are, currently there are 13,502  
6 vacant buildings in the City of  
7 Philadelphia. Out of those, 4,506 are  
8 considered to be unsafe and 172 are  
9 considered to be imminently dangerous.

10 Now, the trends have been  
11 heading in the right direction. In terms  
12 of imminently dangerous buildings,  
13 they've fallen by 23 percent over the  
14 last two years, and we are asking for  
15 additional demo money this year. We  
16 would like to eliminate completely the  
17 overhang of imminently dangerous  
18 buildings in the City of Philadelphia.  
19 We believe that if we get this funding,  
20 within about a year and a half of the  
21 start of the next fiscal year we will be  
22 close to eliminating the list of  
23 imminently dangerous buildings and then  
24 we can start working backwards and  
25 dealing in a more strategic fashion with



1 4/10/18 - WHOLE - BILL 180162, ETC.

2 the unsafe buildings that are out there.

3 COUNCILMAN JONES: What is the  
4 average cost -- what is time it's taking  
5 and what is the average cost now to bring  
6 them down?

7 COMMISSIONER PERRI: When we  
8 declare a building imminently dangerous,  
9 currently it's taking about four months  
10 to go from declaration to deconstruction.  
11 The average cost is about \$17,000 for a  
12 row house. Now --

13 COUNCILMAN JONES: Is that  
14 down?

15 COMMISSIONER PERRI: It's been  
16 creeping up actually. It's about 17,000.  
17 The issue comes where every now and then  
18 we need to do -- we need to demolish a  
19 large vacant commercial property, and  
20 those can run about a million dollars to  
21 do, and when that happens, it obviously  
22 completely disrupts our budget and then  
23 there's that many of 50, 60 or so of  
24 residential properties that we can't get  
25 to in that given year.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN JONES: I recall  
3 once calling your office to bring down a  
4 vacant hotel on Lansdowne Avenue, and the  
5 kids were running in and out of this  
6 dangerous property as their playground,  
7 if you would, and you guys came out and  
8 took it down, and I appreciate it.

9 Once we tear down a property,  
10 the stucco to the adjacent property, are  
11 we still doing that?

12 COMMISSIONER PERRI: Yes, we  
13 are. If it's a party wall, we do treat  
14 the party wall with stucco.

15 COUNCILMAN JONES: And we no  
16 longer have the policy where we're  
17 collapsing the building down into the  
18 hole. We are actually removing the  
19 refuge and then putting clean fill in; is  
20 that correct?

21 COMMISSIONER PERRI: That is  
22 correct. Any of the organic material,  
23 any wood, anything to decompose is taken  
24 out. The base slab is broken so that  
25 there's drainage into the ground, and

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           then clean fill material is put in its  
3           place.

4                        COUNCILMAN JONES: How often do  
5           you get complaints from the adjacent  
6           property that there are leaks and damage  
7           to the foundation? Do you get a lot of  
8           that, and how do you address it?

9                        COMMISSIONER PERRI: From time  
10          to time, we do get complaints from the  
11          adjacent property owner that they're  
12          getting leaks in their basement. Our  
13          standard policy is to refer them over to  
14          Risk Management where they can make a  
15          claim. If it's within, I believe it's,  
16          one year, we can put them in touch with  
17          the demolition contractor and go against  
18          any warranties that are provided on that  
19          property, but a lot of times it will be  
20          something that maybe occurs five, ten  
21          years down the line, and we can only deal  
22          with that through Risk Management.

23                       COUNCILMAN JONES: Understood.  
24                        In most cases are you taking  
25          the vacant lots and fencing them? What

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           is our standard policy? I know you do  
3           it -- or are you referring it to someone  
4           else to do?

5                        COMMISSIONER PERRI: Yeah.  
6           Once it's down, our policy is just to put  
7           clean material in its place. L&I doesn't  
8           fence the property and we don't maintain  
9           it afterwards. There is a program out  
10          there from the Pennsylvania Horticultural  
11          Society which they'll come in, they put a  
12          wooden fence in, and they maintain the  
13          property. They cut the grass. They'll  
14          plant grass and cut it and remove the  
15          litter that can tend to accumulate in  
16          these areas.

17                       COUNCILMAN JONES: So one of  
18          the things I'm going to do -- and this is  
19          my last line of questioning -- is to work  
20          closer with Councilwoman Parker and I  
21          believe it was last session Councilman  
22          Green to talk about driveways. That  
23          plagues my district and plagues other  
24          districts around the City of  
25          Philadelphia. I would imagine in

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           O'Neill's district and possibly Bass and  
3           Henon's.

4                         We have these driveways that  
5           are the responsibility of private owners,  
6           but they're in such conditions that a  
7           small dog or big car can disappear in  
8           some of the potholes. Is there an  
9           overriding plan to address that?

10                        COMMISSIONER PERRI: There is a  
11           group that has been meeting from time to  
12           time to try to come up with an overall  
13           strategy for dealing with driveways,  
14           retaining walls, and even considering  
15           sidewalks. At this point, though, there  
16           is no final answer that we can provide to  
17           City Council.

18                        COUNCILMAN JONES: Well, keep  
19           me and the Chair and the rest of Council  
20           informed. This issue, it's not your  
21           fault, but we've been kicking it down the  
22           road a long while and we're running out  
23           of runway, because some of the --  
24           particularly because of first responders.  
25           Our Fire Department, our Police

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Department, sometimes at high speeds,  
3           have to go down these driveways to get to  
4           an emergency and, in so doing, put  
5           themselves and others at risk because of  
6           the condition, the general condition, of  
7           some of these driveways. So to come up  
8           with a better way to address that is  
9           something that I would gladly lend my  
10          vote to.

11                        COMMISSIONER PERRI:  
12          Understood.

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

15                        COUNCILMAN GREENLEE: Thank  
16          you, Councilman.

17                        Councilman Taubenberger.

18                        COUNCILMAN TAUBENBERGER: Yes.  
19          Thank you, Mr. Chairman.

20                        I just want to continue a  
21          little bit, if I could, Mr. Commissioner,  
22          on the dangerous houses, these imminent  
23          houses. You've asked -- you actually  
24          answered many of the questions I have,  
25          but I have one more remaining.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 Generally -- and I know you  
3 explained that if you have a large  
4 building that has to be demolished, that  
5 skews the whole program, but on average  
6 how many buildings do you think you now  
7 demolish a year?

8 COMMISSIONER PERRI: We're in  
9 the range of about 550.

10 COUNCILMAN TAUBENBERGER:  
11 That's a fair amount. And you'd like to  
12 increase that?

13 COMMISSIONER PERRI: Yes. I  
14 think it's in everyone's best interest  
15 for us to get that number --

16 COUNCILMAN TAUBENBERGER: How  
17 much would you like to increase it to?

18 COMMISSIONER PERRI: Well, the  
19 extra \$2 million will get us  
20 approximately another 100 demolitions.

21 COUNCILMAN TAUBENBERGER: And  
22 that way, you'd almost be caught up.

23 The other follow-up question to  
24 the 172 that you had listed, how long  
25 have they been on the list,

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 approximately?

3 COMMISSIONER PERRI: Generally  
4 we're down to four months. You're on the  
5 list for about four months before we have  
6 to go in and demolish it ourselves. In  
7 some cases, an owner will come forward  
8 and then try to present a plan to either  
9 rehab it or demolish it themselves. So  
10 on occasion, some of them will go longer  
11 if there's a responsible owner involved.

12 COUNCILMAN TAUBENBERGER: And  
13 generally when it's all said and done,  
14 you said it's about \$17,000?

15 COMMISSIONER PERRI: For a  
16 typical row house, which is the large  
17 volume of what we demolish. It's about  
18 17,000.

19 COUNCILMAN TAUBENBERGER: And  
20 generally who pays ultimately?

21 COMMISSIONER PERRI: Ultimately  
22 the City obviously puts the money up  
23 front and then we lien the property.  
24 What happens once it's liened, I don't  
25 understand the mechanics of that, but



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           from what I'm told is that that money  
3           would be paid back once the property  
4           sells. It's a lien against the property  
5           that stays with the property.

6                    COUNCILMAN TAUBENBERGER: It  
7           would be at some point interesting to  
8           find how much money comes back at some  
9           point. I know it's not really your  
10          department, but maybe at some point  
11          Finance could provide that to us or  
12          somebody.

13                   MS. SWANSON: Councilman, I can  
14          say -- and that is a Revenue question,  
15          because we don't do the collection.

16                   COUNCILMAN TAUBENBERGER: I  
17          understand.

18                   MS. SWANSON: But we have  
19          constant collaboration and communication  
20          with Revenue on that to make sure that  
21          our liens are attached when they take a  
22          property to Sheriff Sale for taxes.

23                   COUNCILMAN TAUBENBERGER:  
24          Right. Because should that --

25                   MS. SWANSON: And that that

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 money comes back in.

3 COUNCILMAN TAUBENBERGER: Yes.

4 That should go back in, absolutely.

5 MS. SWANSON: And in some  
6 cases, even if the property is tax  
7 compliant and there's a significant  
8 demolition lien and the property has some  
9 value, we can ask Revenue to take it just  
10 for the value of the demolition lien  
11 without a big -- so that money will come  
12 back in. It's an ongoing process.  
13 Obviously tax delinquency comes first  
14 because it goes to the School District,  
15 but there is collaboration to make sure  
16 this money comes back.

17 COUNCILMAN TAUBENBERGER: Thank  
18 you.

19 Well, I have another question.

20 But, Mr. Chairman, I'm kind of  
21 out of order because I wanted to make it  
22 flow from my colleagues' questioning.  
23 Airbnb, so if you could get me that  
24 information as well.

25 COUNCILMAN GREENLEE: I'm

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           getting it to Councilwoman. I'll get you  
3           too, absolutely.

4                        COUNCILMAN TAUBENBERGER: I see  
5           some very interesting things there.

6                        Also, I wanted to note for the  
7           record -- and, Commissioner, I would be  
8           happy to work with you on it and some  
9           other colleagues if it can be done, and  
10          that would be rooming houses, because  
11          believe it or not, when I moved into  
12          Burholme in 1960, there was a rooming  
13          house that was still there coming back  
14          from the time of the Depression. But the  
15          woman, either she was grandfathered or  
16          the Depression may have been before  
17          actual zoning in the City, so she may not  
18          have had to get the zoning, but she had a  
19          rooming house, and the neighbors --  
20          really most neighbors didn't even know,  
21          and she kept it very well and all the  
22          rooms in her house were numbered, which  
23          was kind of interesting to see. But I  
24          just wanted to make a note that in times  
25          of difficulty, people have gone to that,

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           and it is kind of a quick fix for someone  
3           that really needs a roof over their head  
4           and something we should think about and  
5           doing it in a creative way.

6                        I also wanted to say -- and  
7           that was how I was going to begin my  
8           testimony -- I really thank you and your  
9           department for all the hard work that you  
10          do. It is greatly appreciated by this  
11          office, but I think every Councilmember  
12          speaks well of you and your staff and  
13          sometimes under difficult situations,  
14          without question. And maybe you should  
15          be funded more and maybe we should take a  
16          little closer look at that, but that's up  
17          to us.

18                       How much training is required  
19          and what kind of training is needed to be  
20          an L&I inspector? What do you look for?

21                       MR. McCLARREN: Sure. Good  
22          afternoon, Councilman. Again, Kirk  
23          McClarren, Administrative Services  
24          Director.

25                       I can speak to the training for

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           a building inspector. When they come in,  
3           upon hire they're placed in a rigorous  
4           training program and we have an outside  
5           vendor come in and provide prep classes  
6           for their first five certifications. So  
7           they need the building inspector  
8           certification, accessibility, mechanical,  
9           energy, and their plumbing certification.  
10          So they have to go through those five  
11          certification classes and then test  
12          through the International Code Council,  
13          the ICC. And then obviously once they  
14          obtain their certs, they need to maintain  
15          them through CEUs.

16                    COUNCILMAN TAUBENBERGER: And  
17           when they come, they generally have to go  
18           through the classes?

19                    MR. McCLARREN: Yes.

20                    COUNCILMAN TAUBENBERGER:  
21           Suppose someone came in from another  
22           city, just for sake of argument,  
23           eventually and they moved here and they  
24           applied for L&I inspector, but they've  
25           done some of these certifications. Does

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 any of that work count?

3 MR. McCLARREN: It would. I  
4 don't know if I've ever seen that, but if  
5 someone came in with those  
6 certifications, they would not have to go  
7 through them in that scenario.

8 COUNCILMAN TAUBENBERGER: And  
9 you've answered some of the questions as  
10 well, but do you offer additional OSHA  
11 training to --

12 MR. McCLARREN: Yes, we do.  
13 Yeah. We have OSHA 30 that we -- all of  
14 our building inspectors have now  
15 successfully gone through the OSHA 30  
16 construction class. We also just began  
17 providing the OSHA 3500 demolition course  
18 to our building inspectors, and we've had  
19 one session of that. We have some  
20 additional sessions coming up late in the  
21 spring, early summer. And we're also  
22 going to be -- for the public, we're  
23 going to be providing OSHA 10 during May,  
24 during Building Safety Month.

25 COUNCILMAN TAUBENBERGER: The

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           next question can be approximate, because  
3           I'm not doing an audit here, but just so  
4           I think people have a sense.  
5           Approximately how many violations are  
6           given out by L&I over a year period,  
7           approximately? That would be -- let me  
8           get more specific. Let me get more  
9           specific. And that would be in  
10          requirements to the 10-hour worksite  
11          training. Like the workers that are in  
12          construction should have 10 hours of OSHA  
13          training. Am I correct on that or not?

14                    COMMISSIONER PERRI: That's  
15          correct.

16                    COUNCILMAN TAUBENBERGER: And  
17          in that vein, how many violations are  
18          given out?

19                    COMMISSIONER PERRI: Well,  
20          there's about 30,000 violations in total  
21          that L&I typically writes in a year.

22                    COUNCILMAN TAUBENBERGER:  
23          Covering the whole spectrum?

24                    COMMISSIONER PERRI: Covering  
25          everything.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 In terms of doing the OSHA 10  
3 auditing and compliance, we don't go out  
4 individually and card individuals. We  
5 have just started an audit program in  
6 which our Audits and Investigations Unit  
7 will make arrangements, go out to a job  
8 site, and have the contractor produce  
9 those documents, along with a list of the  
10 subcontractors. We then bring in the  
11 Revenue Department to look at tax  
12 compliance. But I don't believe we've  
13 issued any specific OSHA 10 violations  
14 yet.

15 COUNCILMAN TAUBENBERGER: I  
16 would assume, in knowing many folks in  
17 the labor movement, those unionized  
18 workers probably are all in compliance  
19 with that, I would think, and there  
20 probably are some non-union,  
21 unfortunately, workers building houses or  
22 buildings in Philadelphia. I would think  
23 that they might not be the ones that have  
24 the OSHA requirements, I would think.  
25 I'm not sure about that. I'm asking you



1 4/10/18 - WHOLE - BILL 180162, ETC.

2 to kind of give a thought on that.

3 COMMISSIONER PERRI: Yeah. I  
4 really -- I don't have an opinion one way  
5 or another. I mean, there's no reason  
6 why a non-union shop can't get the OSHA  
7 10 certification. It's relatively easy.  
8 It's only ten hours worth of training to  
9 do. We even offer that training to --

10 COUNCILMAN TAUBENBERGER: Oh,  
11 you offer the training too?

12 COMMISSIONER PERRI: Yeah. We  
13 offer it, yes.

14 COUNCILMAN TAUBENBERGER: So if  
15 somebody is not in compliance, you could  
16 actually give them a warning and say,  
17 You'd better take the courses and you can  
18 take them with us?

19 COMMISSIONER PERRI: Yeah.  
20 That's correct.

21 COUNCILMAN TAUBENBERGER: Okay.

22 And, Mr. Chairman, if you  
23 would, I have one quick question, and  
24 that would be with all the violations,  
25 the 30,000, how much revenue do you think

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           that brings in, approximately? If you  
3           can collect them, which I understand.  
4           I'm not asking about collection. I'm  
5           asking about just what's out there in  
6           dollars.

7                         COMMISSIONER PERRI: The actual  
8           placement of a fine against an individual  
9           or a company that violates the code,  
10          that's actually done by a judge. We have  
11          to get folks in the court in order to do  
12          that. We can do some research to try to  
13          find out how many fines have been  
14          assessed and to what level that that's  
15          been done.

16                        I know the Law Department has  
17          taken on an initiative to try to increase  
18          the amount of fines that they get judges  
19          to impose on companies and individuals,  
20          because they obviously have determined  
21          that fining these individuals has an  
22          effect as a deterrent.

23                        COUNCILMAN TAUBENBERGER:  
24          Commissioner, thank you very much.

25                        Mr. Chairman, thank you.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN GREENLEE: Thank  
3 you, Councilman.

4 Councilman Henon.

5 COUNCILMAN HENON: Thank you,  
6 Mr. Chairman.

7 I guess we are in the  
8 afternoon, so good afternoon,  
9 Commissioner, but before I do start to  
10 have a conversation and ask a question  
11 and make some statements, I want to wish  
12 your Deputy Commissioner all the best  
13 with her soon-to-be birthing of a child,  
14 and her absence will be surely missed by  
15 our office and me. But look it, we do  
16 want to wish you well and hope everything  
17 and everybody is healthy, but it's good  
18 to see you here.

19 MS. SWANSON: Thank you.

20 COUNCILMAN HENON: I know you  
21 are not only nesting at home, but you are  
22 nesting here on your job, because you  
23 want to try to get everything possibly  
24 done as you can. See, you shouldn't --  
25 people shouldn't always hate on Council,

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 right, and be skeptical. We're okay.

3 MS. SWANSON: I appreciate  
4 that.

5 COUNCILMAN HENON: Although I  
6 see Mr. Fink in the back giving a little  
7 smirk like, I hate you's all. Just  
8 joking.

9 Commissioner, thank you. Thank  
10 you for your testimony, and I appreciate  
11 your public service to the City and your  
12 long career here in trying to resolve  
13 issues collaboratively.

14 A couple things. So right out  
15 of the gate, we are moving -- and let me  
16 just go right to -- right now our  
17 inspectors can only enforce what code,  
18 what year of our building codes,  
19 commercial?

20 COMMISSIONER PERRI: It's the  
21 2009 International Code series.

22 COUNCILMAN HENON: So we are a  
23 city of the first class, one of the  
24 largest cities in the nation. We're the  
25 poorest big city in the nation. We're

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           trying to -- we have an uptick in  
3           development. We're trying to put  
4           together -- we do not have an affordable  
5           housing plan yet, which I hope we can put  
6           together, but we can't enforce codes that  
7           are current, is that correct,  
8           international codes?

9                    COMMISSIONER PERRI: That is  
10           correct.

11                   COUNCILMAN HENON: So the state  
12           recently just allowed the city of first  
13           class, which is the City of Philadelphia,  
14           to adopt the 2018 codes; is that correct?

15                   COMMISSIONER PERRI: That is  
16           correct.

17                   COUNCILMAN HENON: And you guys  
18           have been working diligently in doing so;  
19           is that correct?

20                   COMMISSIONER PERRI: That's  
21           correct.

22                   COUNCILMAN HENON: And we have  
23           a hearing coming up in L&I. How is that  
24           going to affect recruitment? Does it  
25           help or does it hurt recruitment of the

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 vacancies in your positions?

3 COMMISSIONER PERRI: It  
4 definitely helps with the recruitment,  
5 because all the training that's offered  
6 out there, the training revolves around  
7 the latest code series, and we can't  
8 train people in the current code and then  
9 have them go out and try to inspect on an  
10 older code.

11 COUNCILMAN HENON: Because you  
12 can't. You're not allowed to, right?

13 COMMISSIONER PERRI: Right.

14 COUNCILMAN HENON: Although  
15 developers and companies and marketers  
16 are predatory marketing in certain areas  
17 and redlining in certain areas. And  
18 other areas, even with affordable  
19 housing, they're promoting new energy  
20 codes and energy efficient types of  
21 equipment and air testing and it's  
22 weatherization, and we can't even enforce  
23 that.

24 COMMISSIONER PERRI: No, we  
25 can't. Unless we're given permission by

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           the state and it's adopted locally, we  
3           cannot enforce --

4                   COUNCILMAN HENON: Which we are  
5           about to accomplish. So I know it's a  
6           daunting task, which leads me -- so to  
7           answer two things. One, it's happening  
8           finally. We've been through a lot. L&I  
9           has been through a lot. They've been  
10          through a lot of tragedies, and through  
11          your leadership and some of the folks who  
12          have been there for a long time have  
13          really shaped the Department into where  
14          we should be and where we're going in the  
15          future.

16                   In your testimony you note that  
17          the goal for FY18 and '19 is an average  
18          of 375 permits per inspector. That seems  
19          to be a lot. How did that number come  
20          about and is that a targeted number or is  
21          that just an average or is that best  
22          practices through other cities?

23                   COMMISSIONER PERRI: That  
24          number is what we would consider to be  
25          the ideal. That should be the average

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 for the inspectors.

3 COUNCILMAN HENON: And how many  
4 inspectors would be ideal for that? I  
5 mean, that seems to be a lot.

6 I'm leading into something, and  
7 I'm not really trying to trap you. I'm  
8 trying to help you and to note the  
9 public -- how many properties -- well,  
10 I'll come back to that in a second.

11 How many properties do we have  
12 in the City of Philadelphia? Like 500  
13 and --

14 COMMISSIONER PERRI: 570,000.

15 COUNCILMAN HENON: So almost  
16 600,000 properties in the City of  
17 Philadelphia. New York has just under a  
18 million properties, 900-and-some thousand  
19 properties? Does that sound about right?  
20 Not to be exact.

21 COMMISSIONER PERRI: That  
22 sounds about right, yes.

23 COUNCILMAN HENON: So I believe  
24 it's around 900,000.

25 How many inspectors do we have,



1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 property maintenance and building code  
3 inspectors combined?

4 COMMISSIONER PERRI: So we have  
5 70 on the building side and 67 on the  
6 property maintenance side. So 137.

7 COUNCILMAN HENON: So you have  
8 137. They're going out. They have a  
9 caseload of -- a goal that's set, because  
10 you only have 137, and then you have  
11 vacancies, and they're going out with  
12 like five books. I'm going to do the  
13 2009 code, I got the 2014 energy code to  
14 keep up with what Council passes, and we  
15 got the demolition special committee and  
16 we got all these other books. So that's  
17 137 with just under 600,000 properties.  
18 New York has close to 900,000 properties  
19 and they have 2,300 inspectors. I bet  
20 their caseload is a little different.

21 So with that being said, what  
22 is your budget for this year?

23 COMMISSIONER PERRI: Excuse me,  
24 Councilman?

25 COUNCILMAN HENON: What are you

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 submitting in for your budget for this  
3 year?

4 COMMISSIONER PERRI: The total  
5 budget for the Department?

6 COUNCILMAN HENON: Total  
7 budget.

8 MR. McCLARREN: Our total  
9 requested budget is approximately 37  
10 million.

11 COUNCILMAN HENON: What was it  
12 last year?

13 MR. McCLARREN: 35.

14 COUNCILMAN HENON: How much  
15 more money did you bring in this year  
16 from last year?

17 MR. McCLARREN: In revenue?

18 COUNCILMAN HENON: In revenue.  
19 You brought in an extra --

20 MR. McCLARREN: We brought in  
21 an extra -- if we project through the end  
22 of the fiscal year, probably another 5 or  
23 6 million.

24 COUNCILMAN HENON: How much?

25 MR. McCLARREN: 5 or 6 million.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN HENON: So you  
3 generated 5 or 6 more million from last  
4 year to this year?

5 MR. McCLARREN: Yes. That's  
6 correct.

7 COUNCILMAN HENON: So 5 or 6  
8 more million. And how much of that 5 or  
9 6 million does the Department actually  
10 see? Where does it go?

11 COMMISSIONER PERRI: Well, it  
12 all goes back into the General Fund.

13 COUNCILMAN HENON: It goes into  
14 the General Fund, okay. I'm sorry. I  
15 just had to get that out there.

16 We have 30,000 violations per  
17 year. We have a caseload of 370 per  
18 person. We have all these properties.  
19 We got to go back and we have  
20 inspected -- we have vacancies. It just  
21 seems that some more revenue should go  
22 back directly.

23 So in other municipalities that  
24 I've checked across the Commonwealth of  
25 Pennsylvania, the state, they have a

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 building inspection department; is that  
3 right? They have a building and  
4 enforcement department that's separate?

5 COMMISSIONER PERRI: Yeah.  
6 Most large cities do.

7 COUNCILMAN HENON: So if I were  
8 to introduce a bill called, let's just  
9 say, the L&I Enforcement -- the  
10 Municipality -- wait a minute. The  
11 Philadelphia Municipal Enforcement  
12 Department, which had your building codes  
13 and had X amount of dollars go back into  
14 the City, we might be able to reduce some  
15 of these permits per inspector. Maybe  
16 instead of complaint driven, maybe be  
17 able to check that everybody is OSHA 10  
18 trained.

19 There's two types of workers on  
20 a site, right? Correct me if I'm wrong.  
21 There's a licensed contractor and then  
22 there's an employee of a licensed  
23 contractor; is that correct?

24 COMMISSIONER PERRI: That's  
25 correct.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN HENON: And each one  
3 of them should have OSHA 10. So there  
4 are no 1099's.

5 COMMISSIONER PERRI: That's  
6 correct.

7 COUNCILMAN HENON: That is  
8 correct, because that doesn't exist. The  
9 underground economy exists, but we're  
10 working on that.

11 Can you explain again the -- I  
12 think the program that you have in place,  
13 which I think is fantastic, where you're  
14 trying to cut down on the people selling  
15 their permits. So if I am an individual  
16 who happens to be older in age and I have  
17 no employees but I pulled 200 permits,  
18 that triggers something in your audit  
19 program, right, in your checking for  
20 employees?

21 COMMISSIONER PERRI: That's  
22 correct.

23 COUNCILMAN HENON: Because  
24 you're working with Revenue, right?

25 COMMISSIONER PERRI: Yes.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN HENON: All right.

3 So can you explain that program once  
4 more? Because I think that really gets  
5 to some of the underground economy that  
6 basically we're leaving money on the  
7 table, right? And it's not "we." Well,  
8 we only have 137 inspectors to go out  
9 there and check. So it must be really  
10 stressful for a lot of people to try to  
11 go back every 45 days and check to see if  
12 things are being remediated and fixed and  
13 cured and everything like that.

14 Can you explain that audit  
15 program again, please.

16 COMMISSIONER PERRI: Yeah. If  
17 you don't mind, I'd like to bring up  
18 Deputy Commissioner Basil Merenda.

19 COUNCILMAN HENON: I think  
20 that's the innovation that you're  
21 bringing to L&I for us when we have  
22 challenges of an affordable housing plan,  
23 without an affordable housing actual  
24 plan, but an affordable housing issue and  
25 property tax increases and School

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           District shortfalls in monies. I just  
3           want to make sure that people know that  
4           you're really trying to pilot your part  
5           to recover some of that underground  
6           economy.

7                           (Witness approached witness  
8           table.)

9                           COUNCILMAN GREENLEE: Please  
10          identify yourself.

11                          COMMISSIONER PERRI: I'll have  
12          Basil explain what his unit does. Basil  
13          comes from the State Attorney General's  
14          Office, and what we're trying to do is  
15          use auditing capability in order to drive  
16          compliance. So let me have Basil Merenda  
17          answer your question.

18                          DEPUTY COMMISSIONER MERENDA:  
19          Mr. Chairman, Councilman, yeah. This is  
20          a joint --

21                          COUNCILMAN GREENLEE: Just  
22          state your name for the record.

23                          DEPUTY COMMISSIONER MERENDA:  
24          Basil Merenda, Deputy Commissioner, L&I.

25                          This is a joint L&I/Revenue

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           audit program that we set up. On  
3           November 7th, we sent out 4,500  
4           announcement letters to all licensed  
5           contractors in the City announcing this  
6           program, and for the first wave, we're  
7           going to focus on residential mid-level  
8           projects. Our program consists of a site  
9           visit as well as a document review, a  
10          document audit. So what we do is, we'll  
11          send out an investigator, inspector,  
12          to a -- we'll send out an inspector to a  
13          worksite, and that inspector will ask the  
14          contractor's employees for their license  
15          credentials as well as their OSHA cards  
16          and things of that nature. And if things  
17          are not the way they should be in those  
18          situations, then we request that that  
19          particular contractor submit documents  
20          from three different projects that  
21          they're conducting, and then we do a  
22          document review.

23                    To date, we made ten site  
24                    visits since December. We made ten site  
25                    visits, and we requested documents,



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           meaning the contractor had to go to the  
3           next level, on eight particular  
4           contractors. And we're in the process of  
5           reviewing those documents now and we're  
6           in the process of also referring, where  
7           appropriate, information and documents  
8           and contractor lists to the Revenue  
9           Department to determine their tax  
10          compliance.

11                        So the program is designed to  
12          hold contractors accountable, also to  
13          make sure that they're code compliant,  
14          that the workmanship at the job site is  
15          up to speed, as well as making sure that  
16          they all are in tax compliance with the  
17          code.

18                        COUNCILMAN GREENLEE: Great.  
19          Okay. Thank you. Okay. Thank you very  
20          much. Thank you.

21                        Thank you, Councilman.

22                        Councilman Green, please.

23                        COUNCILMAN GREEN: Thank you,  
24          Mr. Chair.

25                        I wanted to echo some of the

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           commentary that was made by other  
3           Councilmembers, Councilman Domb and  
4           Councilwoman Parker, in reference to L&I.  
5           I know I had a chance to work with the  
6           Commissioner in going to various  
7           community meetings, and he's always been  
8           very attentive in attending those.

9                        I also want to thank him for  
10          his work and supporting the efforts of  
11          the Special Committee on Regulatory  
12          Review and Reform by providing examples  
13          of legislation to help the code function  
14          more efficiently. We're trying to use  
15          the work that you provided that has been  
16          since passed in City Council as a model  
17          for other departments in reference to  
18          reforms that we can make in removing some  
19          of the burdensome legislation as well as  
20          regulations. So I wanted to thank you  
21          for that work.

22                       Councilman Jones earlier made a  
23          point about driveways, and just for the  
24          record, I just wanted to state that we  
25          actually do have kind of a pilot concept

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           we can use for driveways that we started  
3           with Councilwoman Tasco's district. The  
4           challenge has been getting the residents  
5           to buy in to that initiative, and that's  
6           been part of the challenge, the fact that  
7           we're dealing with private property. And  
8           although it is private property, City  
9           sanitation trucks have been coming up and  
10          down those driveways and causing  
11          additional damage to the driveways.

12                        Generally, I and I think other  
13          Councilmembers feel that it's the  
14          responsibility of the City to try to help  
15          this issue, but ultimately it is private  
16          property. That's why we were not able to  
17          use NTI dollars during the Street  
18          Administration or in the parts of the  
19          Nutter Administration to actually just  
20          repair the driveways, because they are  
21          private property.

22                        So I wanted to thank Councilman  
23          Jones for bringing up that point, and  
24          we'll continue to work on this issue.

25                        Commissioner Perri, I wanted to

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           talk to you briefly about -- I know  
3           there's been some new regulations in  
4           reference to licensed beverage  
5           establishments. I know there's been  
6           information that's gone out. I just want  
7           to get your perspective, because I  
8           received some information that has raised  
9           some concern in reference to the  
10          inspection process for those  
11          establishments that have 30 to 49 chairs,  
12          which are a large establishment, and if  
13          you can kind of walk through that  
14          process, because I know information has  
15          gone out to some of those establishments  
16          as we speak, and there's a deadline of  
17          April 30th for the food preparation  
18          license, which does expire. So if you  
19          can kind of walk through that process.

20                   MS. SWANSON: Good afternoon,  
21                   Councilman. Rebecca Swanson.

22                   So quickly on the food license,  
23                   we restructured. Before they were split  
24                   at 50. So you were a large establishment  
25                   if you had more than 50 seats, a small

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           establishment if you had 49 or fewer.  
3           We've moved that line to 30.

4                        So the letters went out in  
5           January to every licensed -- every food  
6           license. There's been 6,000 or 7,000 of  
7           them, saying if you are already a large,  
8           you need to do nothing. You'll be  
9           automatically converted to a large. If  
10          you are under a large but you want to  
11          considered for a large, so if you have  
12          between 30 and 49 seats, please request  
13          an inspection. We will come out. We  
14          will count your seats. We will make sure  
15          you have a bathroom available for your  
16          customers, and determine whether or not  
17          you qualify for the large establishment  
18          license.

19                       We received about 600 requests  
20          for inspections. We've gone out to all  
21          of them. The Health Department has done  
22          some. L&I has done the majority. We  
23          reviewed their seating and their  
24          bathrooms. We also looked for -- while  
25          we were there, we, of course, have to

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           look for fire code and other types of  
3           violations. And then we have made a  
4           determination what license they're  
5           eligible for, and they're going to  
6           receive an invoice that matches what they  
7           are eligible for.

8                    COUNCILMAN GREEN: And will  
9           they receive that information prior to  
10          April 30th?

11                   MS. SWANSON: Yes. The  
12          invoices should already have gone out.  
13          So they should be getting that -- some  
14          people get their invoice electronically.  
15          Some will get it by via mail.

16                   COUNCILMAN GREEN: Okay. Also  
17          I want to follow up on another area. I  
18          want to thank L&I working with my office  
19          on the issue regarding short dumping. I  
20          know we recently passed legislation to  
21          increase the fines for short dumping in  
22          the City, and that was a collaborative  
23          effort working not only with the  
24          Department of License and Inspections but  
25          also with the Streets Department as well

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 as the District Attorney's Office.

3 So I guess my question is, what  
4 would be ideas from you, Commissioner  
5 Perri or others from L&I, about taking  
6 next steps? Because I think part of the  
7 challenge is how do we identify those --  
8 even though we have increased fines,  
9 we've also taken some additional measures  
10 from a legislative perspective that  
11 requires some equity action. If you're  
12 found guilty, you will actually be  
13 required to clean up or clean up a  
14 similar sized lot if you're found in  
15 violation. But what are some of the best  
16 practices that you've seen in other  
17 cities to deal with the issue of short  
18 dumping and trash in the City?

19 COMMISSIONER PERRI:  
20 Councilman, for the most part, the issue  
21 of dumping and cleaning up the lots, the  
22 cleanup is actually done by CLIP. And so  
23 I have not had conversations with other  
24 cities, because it's done by a different  
25 department here in Philadelphia. I'd be

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           happy to reach out to CLIP and get their  
3           views on where they think the next step  
4           should be, but when it comes down to in  
5           terms of short dumping on private  
6           property, having violations written and  
7           then having that particular violation  
8           abated, that falls under CLIP's  
9           jurisdiction.

10                   COUNCILMAN GREEN: I agree, but  
11           in reference to ideas you may have from  
12           an enforcement perspective, what  
13           additional steps can we take to try to  
14           use the new legislation or just other  
15           tools that L&I has at its disposal to do  
16           a better job of addressing dumping in the  
17           City?

18                   (Witness approached witness  
19           table.)

20                   MR. ABERNATHY: Councilman,  
21           Brian Abernathy, Deputy Managing  
22           Director.

23                   I think to the Commissioner's  
24           point, this isn't really within L&I's  
25           purview. It is within the Streets



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Department's purview. And we're in  
3           conversations with the Police Department  
4           about increased participation and  
5           enforcement with the District Attorney's  
6           Office.

7                        COUNCILMAN GREEN: Okay. I  
8           will come back during the Streets  
9           Department testimony to raise those  
10          issues.

11                       MR. ABERNATHY: Thank you, sir.

12                       COUNCILMAN GREENLEE: Okay.  
13          Thank you, Councilman.

14                       Councilwoman Reynolds Brown.

15                       COUNCILWOMAN BROWN: Councilman  
16          Henon raised this question around  
17          recruitment for those vacancies. Can you  
18          speak again to what your strategy is for  
19          the recruitment of the vacancies you  
20          spoke about.

21                       COMMISSIONER PERRI: Yes. So  
22          in terms of our overall recruitment  
23          process, when we're looking to fill  
24          exempt positions, we work with Human  
25          Resources to put announcements out to the

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           job boards if it's not a position that we  
3           already have an individual in the  
4           Department that would be earmarked to  
5           take that position. So we make sure that  
6           we have a diverse hiring panel and that  
7           the job announcement is made to as wide  
8           to hiring boards that are available to  
9           us.

10                         In terms of internally, when we  
11           hire building inspectors, we in the past  
12           have reached out to different various  
13           media outlets, including Al Dia. As a  
14           matter of fact, Councilwoman Sanchez went  
15           on the air to put out the announcement we  
16           were hiring building inspectors. We  
17           worked through WURD to get the  
18           announcement out into the African  
19           American community that we were hiring.  
20           We do our best to get the word out there  
21           when we are hiring, and we try our best  
22           to recruit from broad a base as possible.

23                         COUNCILWOMAN BROWN: I  
24           appreciate your thinking outside the  
25           lines and looking to non-traditional

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 means of getting the word out.

3 On the issue of customer  
4 service, according to your budget  
5 testimony, 93 percent of customers at L&I  
6 are served within 45 minutes. You state  
7 in a footnote that you expect that  
8 percentage to decrease, and I quote,  
9 "while Phases 3 and 4 of eCLIPSE are  
10 implemented, as wait time may increase  
11 before they eventually stabilize."

12 So does this mean that the  
13 electronic system is making a difference  
14 for the manner in which you're able to --  
15 for the expediency that we're seeing  
16 there in your office handling customer  
17 service matters?

18 COMMISSIONER PERRI: Yeah. We  
19 think that the vast majority of routine  
20 L&I transactions can be handled  
21 electronically, can be handled over the  
22 Internet, and that's the direction that  
23 we're really trying to go towards. We  
24 recently did that with our rental license  
25 renewals, where we had people had to

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           renew either in person or electronically.  
3           Electronically was where we wanted them  
4           to go first, and if they couldn't do  
5           that, then we would help them through the  
6           process in person. What that did was  
7           allow us to not have to deal with mail-in  
8           applications anymore, which are extremely  
9           time-consuming on our part and delay the  
10          issuance of the license. So we see a day  
11          when 90 percent of routine L&I  
12          transactions can be done electronically,  
13          without any need to come downtown or  
14          interact with an individual employee.  
15          That's our model.

16                    COUNCILWOMAN BROWN: Okay. I  
17          believe Councilman Greenlee spoke about  
18          unsafe properties identified by the City  
19          and the fact that they've risen. In the  
20          testimony -- did you cover that already,  
21          Councilman?

22                    COUNCILMAN GREENLEE: I don't  
23          think that was me. I don't know if  
24          somebody else did. I did not do that.

25                    COUNCILWOMAN BROWN: Okay. So

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 let's follow through.

3 So there are approximately 130  
4 more unsafe properties identified through  
5 the first quarter of this year than that  
6 number last year. Why do you believe  
7 we're seeing an increase in the number of  
8 properties deemed unsafe?

9 COMMISSIONER PERRI: In  
10 actuality, the number of unsafes and  
11 imminently dangerous are decreasing.

12 COUNCILWOMAN BROWN: Two  
13 different things?

14 COMMISSIONER PERRI: Yeah. The  
15 unsafes are buildings that have certain  
16 elements that are in a state of  
17 deterioration, where imminently dangerous  
18 are ones that are in a state of collapse.  
19 They're the ones that we need to act on  
20 right away and that we need to demolish  
21 or have the owner come forward and fix  
22 immediately.

23 The amount of imminently  
24 dangerous buildings has decreased 23  
25 percent. The amount of unsafes overall

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 is down about 700 from where we started  
3 at the start of this Administration. So  
4 we are actually heading in the right  
5 direction, but we're fearful that the  
6 number of imminently dangerous is still  
7 too high for a city of this size given  
8 the danger to public safety that they  
9 pose.

10 COUNCILWOMAN BROWN: So if  
11 you've been able to identify and separate  
12 imminently dangerous from unsafe, does  
13 that mean that you have a mapping? Do  
14 you have technology that has allowed you  
15 to map those types of buildings across  
16 the City?

17 COMMISSIONER PERRI:  
18 Absolutely. And I'm going to turn this  
19 over to Rebecca, who can explain this in  
20 great detail.

21 MS. SWANSON: Good afternoon,  
22 Councilwoman.

23 So we have in the past several  
24 years under Commissioner Perri's  
25 leadership really increased our data

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           analysis and our geographic information  
3           system. So mapping. So if there's an  
4           increase in the number of unsafe  
5           properties, it's because we're doing a  
6           much better job finding the ones that we  
7           never knew about before. We're using  
8           fly-over imagery, some street-level  
9           imagery. So we're able to see roof holes  
10          in a building that from the street looks  
11          completely fine but has a huge hole in  
12          the roof, and we never would have known,  
13          no one has called us, no one has told us,  
14          but we can see it using these new  
15          programs that we're able to analyze, and  
16          we can write that unsafe violation and we  
17          can start to address it before it  
18          deteriorates to the point where it  
19          becomes imminently dangerous.

20                        So we are -- we're really  
21          focusing on looking at those unsafe  
22          buildings, and once we get the imminently  
23          dangerous list down, we'll be able to  
24          start tackling the most unsafe of the  
25          unsafe so that they don't become

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           imminently dangerous and require  
3           immediate emergency demolition.

4                   COUNCILWOMAN BROWN: That's  
5           exciting.

6                   I am not a District  
7           Councilperson, but I would suspect that  
8           that information may be of interest to  
9           District Councilpeople who have town  
10          meetings and the like and they can inform  
11          their neighbors that XYZ exists in our  
12          councilmanic district, you just need to  
13          be aware. So that's just an afterthought  
14          for members who like to keep their  
15          residents informed at their individual  
16          councilmanic town hall meetings and the  
17          like.

18                   MS. SWANSON: Absolutely.  
19          We're happy to share any of that data any  
20          time.

21                   COUNCILWOMAN BROWN: Thank you.  
22                   Thank you.

23                   COUNCILMAN GREENLEE: Thank  
24          you, Councilwoman.

25                   Councilman Henon.



1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN HENON: Thank you,  
3 Chair.

4 I was looking over at my  
5 colleague over here. He's like -- I  
6 thought he was next. But I think --

7 COUNCILMAN GREENLEE: He's  
8 cheating, but we won't call him out.

9 COUNCILMAN HENON: Usually  
10 we're texting each other.

11 But your LIDAR, I think,  
12 technology really made a significant  
13 improvement on the priorities that the  
14 Department has taken. I think one of the  
15 things I guess -- nothing beats boots on  
16 the street and your inspectors, once  
17 they're identified, to see if they're  
18 owner-occupied or not. I think that's  
19 the biggest challenge that we have.

20 How many clean and seals have  
21 you done, and have you seen an increase  
22 on clean and seals over the last fiscal  
23 year and/or anticipate moving into FY19?

24 And while you're looking for  
25 that, if I can ask Rebecca, you're

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           talking about unsafe and imminently  
3           dangerous. Is it a natural progression  
4           that unsafe becomes imminently dangerous?  
5           Is it just because we have an older  
6           housing stock?

7                       MS. SWANSON: Exactly. We have  
8           the oldest housing stock in the country,  
9           about 82 years average for a row house,  
10          and I think Detroit is the next closest  
11          with about 60 years.

12                      If an unsafe building is not  
13          remediated by the owner, it will  
14          eventually become imminently dangerous.  
15          Right now we think it's about four years  
16          from the time that we discover it to be  
17          unsafe to when we determine that it has  
18          been upgraded to imminently dangerous,  
19          but of course that depends on the type of  
20          unsafe violation. If it's a roof  
21          violation, it probably will -- if there's  
22          a hole in the roof, it's going to  
23          deteriorate more quickly because of the  
24          water infiltration.

25                      COUNCILMAN HENON: And your

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 analytics are spot on.

3 MS. SWANSON: Yeah. It's not  
4 going -- an unsafe is never going to not  
5 become imminently dangerous without  
6 intervention.

7 COUNCILMAN HENON: Correct.

8 COMMISSIONER PERRI: We don't  
9 have the clean and seal numbers in our  
10 budget, but I'll be happy to provide  
11 them.

12 COUNCILMAN HENON: That's fine.  
13 If you can provide that to the Chair,  
14 like how many we did last fiscal year and  
15 what we anticipate this fiscal year,  
16 because it goes to, again, what I think  
17 we all should know as a city, that on an  
18 average our housing stock is old, average  
19 of 82 years old. We're talking about  
20 having an affordability housing plan,  
21 right, and our houses are falling down  
22 and being unsafe and imminently  
23 dangerous, and we need to -- we're  
24 constantly concerned. Council President  
25 Clarke and Councilwoman Parker with our

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Basic Systems Repair, they're really  
3           trying to just like Band-Aid things  
4           together when we're rebuilding  
5           neighborhoods and they're old and they  
6           need a lot of TLC.

7                         With that being said, when it  
8           becomes -- what is your rate of  
9           notification return that you are aware  
10          of? Like do we have good and correct  
11          data showing that the owners of the  
12          property are receiving notices? This  
13          will eventually lead into the Law  
14          Department.

15                        MS. SWANSON: So that is --  
16          unfortunately, one of the hardest things  
17          is, a lot of the unsafe and ID, both  
18          anecdotally and in our data, the owners  
19          are deceased or is a corporation that has  
20          since gone defunct and we can't find  
21          anybody. We have a dedicated research  
22          team of five people who are constantly  
23          trying to find off-site addresses and  
24          trying to track down these owners,  
25          particularly corporations, trying to find

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           their principals, try to find them at  
3           their home address. And then we do send  
4           out certified mail for unsafe and ID  
5           properties. We can get you the number of  
6           how many of those we get back.

7                        COUNCILMAN HENON: And then  
8           were those who in addition have multiple  
9           property NOVs, property maintenance  
10          violations. How many are we pushing over  
11          to the Law Department to take to  
12          Municipal Court or Equity Court?

13                      MS. SWANSON: How many  
14          violations are we sending a year?

15                      COUNCILMAN HENON: Yeah; a  
16          month. Do we have a target of -- because  
17          I know the per week, the Municipal Court  
18          is able to take 200, 250. So all I'm  
19          saying is, we have 30,000 violations. We  
20          have unsafe, unfit. We have imminently  
21          dangerous. Thank God the Administration  
22          sees it a priority to put \$2 million in  
23          for demolition, and I just want to make  
24          sure that everybody -- that we're working  
25          together with that same sort of leverage

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           and having the Law Department -- having  
3           whatever you have over to the Law  
4           Department so we can push it over to the  
5           Courts, who are, just like the Sheriff's  
6           Office, sitting back and saying, Hey,  
7           just bring it to me and then we'll act,  
8           we'll collect our fines that are due to  
9           the City so we can generate our revenue,  
10          and more importantly than the fines,  
11          making the property safe and holding  
12          property owners accountable.

13                        So maybe I could talk to you  
14          offline on that process and if we can  
15          reprioritize -- since you've alleviated a  
16          lot of things through technology, through  
17          the LIDAR, and through your auditing  
18          process and your enforcement program,  
19          which is outstanding, if we can push  
20          things to court a little quicker, I think  
21          that would help maybe not have to  
22          appropriate another \$2 million because we  
23          won't get that far. So it's the broken  
24          glass theory.

25                        But, again, you guys rock.

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 You're the best, and I appreciate it.  
3 Thank you.

4 COUNCILMAN GREENLEE: Thank  
5 you, Councilman.

6 Councilwoman Reynolds Brown.

7 COUNCILWOMAN BROWN: Last  
8 question. Certain departments try to pay  
9 close attention to the issue of or factor  
10 of sustainability, and with the new --  
11 with the Department beginning the  
12 enforcement of the new 2018 building  
13 codes, can you speak about expectations  
14 around energy efficiency, sustainability  
15 of structures in this new building codes,  
16 expectations around energy-efficient  
17 systems, stormwater management, and  
18 eco-friendly materials. Do they factor  
19 in at all with the new building code?

20 COMMISSIONER PERRI: Yes, they  
21 do, Councilwoman. In fact, the 2018 code  
22 series puts a lot of new energy  
23 requirements on to new building  
24 construction. So we think it's a giant  
25 leap in order for the City to meet its

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           goals to be an energy-efficient city. So  
3           we're really pleased that the building  
4           codes are heading in the right direction  
5           in terms of promoting and requiring  
6           energy efficiency in all buildings.

7                        COUNCILWOMAN BROWN: Have you  
8           ever been invited to speak with BOMA or  
9           BIA so that they too are aware that the  
10          City is leaping ahead in this area of  
11          environment and sustainability?

12                       COMMISSIONER PERRI: Yeah. We  
13          regularly speak with BIA. We put a  
14          representative at their meetings, and  
15          we're always available to talk to them  
16          about the codes. We ask them for support  
17          to adopt the new codes. We also meet  
18          with BOMA on a regular basis.

19                       In general, people support the  
20          newer codes because they allow for new  
21          materials, they allow for innovation, and  
22          they also achieve greater societal goals  
23          such as energy efficiency.

24                       COUNCILWOMAN BROWN:  
25          Absolutely. Well, thank you for your



1 4/10/18 - WHOLE - BILL 180162, ETC.

2 important work. District Councilmembers  
3 adore you, and so do I.

4 COMMISSIONER PERRI: Thank you.  
5 Appreciate that.

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

8 COUNCILMAN GREENLEE: Thank  
9 you.

10 No further questions from  
11 anybody. Thank you. Thank you,  
12 Commissioner.

13 COMMISSIONER PERRI: Thank you  
14 very much. We appreciate it.

15 COUNCILMAN GREENLEE: Our next  
16 department is OIT.

17 (Witnesses approached witness  
18 table.)

19 COUNCILMAN HENON: Good  
20 afternoon, everybody. Thank you for all  
21 being here. We will now proceed with our  
22 hearing with the Office of Innovation and  
23 Technology and its budget testimony. So  
24 you may state your name for the record  
25 and proceed with your testimony.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 MR. WHEELER: Mark Wheeler,  
3 Interim Chief Information Officer. Good  
4 afternoon, Councilman Henon and members  
5 of City Council. I'm happy to be here  
6 today, and I'm joined by Sandra Carter,  
7 our Chief Operating Officer; Steve  
8 Robertson, our Chief of Staff; and Chris  
9 Donato, our Chief Financial Officer.

10 I'm pleased to provide  
11 testimony on the Office of Innovation and  
12 Technology's Fiscal Year 2019 Operating  
13 Budget. I'd first like to summarize a  
14 few of OIT's accomplishments in the last  
15 year. First, with public safety, we  
16 completed a \$2.8 million replacement of  
17 the Vesta 911 call processing system.  
18 This is a system that the City uses to  
19 receive and log E-911 emergency calls,  
20 and this replacement is going to better  
21 position us to later adopt the Next  
22 Generation 911 system that would use text  
23 messages for responses.

24 We've launched a number of  
25 spatial technology initiatives in the

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           last year. These include MapBoard, which  
3           is a reusable framework for us to easily  
4           create customized maps on phila.gov, like  
5           CleanPHL.org, the Marathon map, and  
6           Atlas.phila.gov. Atlas in specifics is a  
7           brand new tool that combines a number of  
8           applications that the public and City  
9           staff would have had to use into one  
10          simple tool where you can search by an  
11          address, a tax account number or a deed  
12          registration number and get all kinds of  
13          information that the City maintains about  
14          property records, from violations,  
15          permits, and zoning. It also combines  
16          all of our years of aerial imagery, our  
17          custom pictometry imagery, our custom  
18          street view imagery, and historic images  
19          of maps going back to the 1860s.

20                        Finally, we are making a  
21          concerted effort to create an  
22          authoritative and highly accurate address  
23          point layer that would be used for that  
24          Next Generation 911 system and would have  
25          other benefits to the City, like helping

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           us with our 2020 census enumeration, and  
3           it also includes a full base map that's  
4           customized for the City that has  
5           landmarks that extend far beyond Center  
6           City into the neighborhoods.

7                         We continue to administrate a  
8           multi-year agreement between Comcast and  
9           the City for our institutional, or iNet,  
10          network. This agreement allows for  
11          significant upgrades and savings and  
12          capacity at over 225 City facilities.  
13          That project is very well underway. As  
14          of January 2018, we have 71 percent of  
15          the scheduled sites completed, and almost  
16          70 percent of the recreation centers that  
17          were previously operating without  
18          Internet services are now online.

19                        We have significantly -- we put  
20          significant effort into our ePay gateway  
21          services, so that all types of taxes are  
22          now payable through ePay. In total, the  
23          ePay service collects roughly \$481  
24          million in revenue annually. In a  
25          benchmarking exercise, some City staff

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           found that compared to six other U.S.  
3           cities, Philly ranked second in the  
4           number of ePayment options offered to the  
5           public and collects 61 percent of our  
6           bills and taxes in online -- using this  
7           online revenue service. This compares to  
8           65 percent for New York City and 22  
9           percent for Boston.

10                         We have installed an additional  
11           50 video surveillance cameras for the  
12           Philadelphia Police Department, and that  
13           brings our total number of surveillance  
14           cameras to 405.

15                         We have an innovation  
16           consulting program that held 19 sessions  
17           for City departments over the last year.  
18           These sessions are designed to help them  
19           with problem-solving and approaching  
20           challenges such as improving processes  
21           and doing long-term strategic planning.

22                         And, finally, in February 2017,  
23           Philadelphia was one of five cities  
24           awarded a Smart Cities Council Challenge  
25           grant. This helps those cities apply

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           smart technologies to improve urban  
3           livability, sustainability, and  
4           workability. We used a separate grant  
5           from the Knight Foundation to launch a  
6           Smart Cities Readiness Workshop. This  
7           was the kick-off development of a  
8           strategic roadmap that we're calling  
9           SmartCityPHL. We had over 190  
10          participants, with very good discussions  
11          about smart affordable housing, the  
12          future of public safety, and government  
13          efficiency.

14                         In FY19, the Office of  
15          Innovation and Technology plans to  
16          continue oversight of all major  
17          information communication technology  
18          initiatives in the City. Our strategic  
19          priorities will focus on continuous  
20          improvement of our customer service and  
21          communications. We want to elevate our  
22          IT governance and have more transparent  
23          and supportive policies and models. We  
24          will continuously improve our IT  
25          security, and we will focus on elevating

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           our community engagement and  
3           collaboration efforts.

4                       OIT's proposed Fiscal Year 2019  
5           General Fund budget totals \$101,871,935.  
6           This is an increase of roughly 19.3  
7           million over Fiscal Year 2018 estimated  
8           obligation levels. This net increase is  
9           primarily due to outfitting 401 North  
10          Broad with very specific public safety IT  
11          needs, including a new 911 Call Center  
12          and modernized Next Generation 911  
13          system, as well as operating support for  
14          our capital projects.

15                      I thank you for the opportunity  
16          to speak before City Council, and I'm  
17          happy to take any questions you might  
18          have.

19                      COUNCILMAN HENON: Thank you  
20          for your testimony. Does anyone else --

21                      MR. WHEELER: We're here for  
22          questions.

23                      COUNCILMAN HENON: Okay.  
24          Great. I'm going to defer and start off  
25          with Councilman Jones.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN JONES: Thank you,  
3 Mr. Chairman.

4 So you're our how many director  
5 in the last four years? We're about  
6 four? Are you the fourth in four years?

7 MR. WHEELER: It's about four.

8 COUNCILMAN JONES: So welcome,  
9 first and foremost, and I'm glad you  
10 decided to take on this daunting task.

11 To give you some context of why  
12 I'm asking these questions, it was just  
13 reported today that our entire CDBG  
14 budget, if we're lucky and get through  
15 the Trump budget federally, was going to  
16 be \$38 million. You just stated that our  
17 budget for OIT was going to be \$101  
18 million just to give you -- all of the  
19 poor folk in the City of Philadelphia  
20 kind of have to survive housing-wise on  
21 that, yet we're getting ready to give you  
22 \$101 million. That's what you're  
23 requesting.

24 For me over the years -- this  
25 is not your fault, but you're here now --



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           I have not gotten the kind of detail I  
3           need to write a blank check for \$101  
4           million. I get the glossy stuff, which I  
5           heard you say, and I'm happy for -- when  
6           it comes to surveillance cameras, I am  
7           truly grateful for what you do for my  
8           community. It feeds into the DVIC Center  
9           downtown, of which there are another  
10          maybe 3,000 cameras through PHA and SEPTA  
11          and School District that plug into that,  
12          and you are an essential part of that. I  
13          get that expenditure. I don't get some  
14          of the detail I need for some of the  
15          other stuff.

16                       For example, how many live  
17          voiceover phone lines do we have in the  
18          City of Philadelphia that we're paying  
19          for, and how much is that bill every  
20          year? How many cell phones do we have  
21          issued as the City of Philadelphia and  
22          how much is that bill? How many laptops,  
23          iPads do we have that we issue out, and  
24          what is the monthly annual bill for those  
25          things?

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 MR. WHEELER: We can provide  
3 the cost numbers, but the number of  
4 personal computers and laptops as of  
5 March 2018 total 21,420. The number of  
6 cell phones or smartphones total 5,133.  
7 The number of, I believe, the telecom  
8 switches, which there's a number of those  
9 broken down, but we have 582.

10 COUNCILMAN JONES: So the  
11 question becomes, how many of them are  
12 actual lines or lines that are in  
13 people's office that no one is attached  
14 to, and how do we monitor those things?

15 MR. WHEELER: We have a program  
16 that was initiated over a year ago to  
17 review all of our Verizon circuits and to  
18 identify those that are dead and not  
19 working so we can recoup that cost or not  
20 pay that cost. So I believe that the  
21 number that we're working with for the  
22 number of City lines is 21,908. And I  
23 would have to look up and get back to you  
24 on the number of lines that we found that  
25 were defunct and we've been able to avoid

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 costs on.

3 COUNCILMAN JONES: So you  
4 obviously read the testimony from prior  
5 years. That's a good start.

6 So I'm concerned about those  
7 iPads, those laptops and how many are  
8 lost every year and those kinds of stats  
9 and how do we recruit those costs that we  
10 have. And I'm sure Councilman Domb would  
11 be interested in those kinds of  
12 statistics.

13 Question, how much of the work  
14 that is done is Class 200 that is  
15 consulting work?

16 MR. WHEELER: On the Class 200  
17 that's consulting work, if you would let  
18 us, we'll get back to you on that.

19 COUNCILMAN JONES: And when  
20 you're getting back to us, who makes the  
21 justification of I need an IT person on  
22 the payroll of the City of Philadelphia  
23 versus I'm going to subcontract that out  
24 to someone? How is that decision made on  
25 a project-by-project basis? Who makes

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 that call?

3 MR. WHEELER: It is project by  
4 project, and it has to do with what the  
5 business needs are, what the project  
6 requirements are, and if we have the  
7 talent on staff to execute the project.

8 So it's a conversation between the  
9 business and OIT and do we have the  
10 resource and how quickly would we need to  
11 reallocate someone to do that work,  
12 depending on when they need that deadline  
13 or that project to be achieved. So it's  
14 a give and take, and we do our best,  
15 because it is a cost, to do staff  
16 augmentations or to issue a service order  
17 that we do our best with the staff that  
18 we have.

19 COUNCILMAN JONES: So having  
20 done procurement in another life, there  
21 is an equilibrium point where it pays to  
22 put someone on a payroll versus to absorb  
23 the contract cost and profit margin that  
24 a private company would offer. So I  
25 might want to change that light bulb and

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           it breaks 100 times. At some point in  
3           time, it pays to bring someone on just to  
4           fix light bulbs. Who makes that kind of  
5           analysis by way of your department so  
6           that if there are -- how many contracts  
7           went out last year, and what was the  
8           value?

9                       MR. WHEELER: To answer the  
10          first question while Chris looks up the  
11          number of contracts that went out last  
12          year and the value, whether we put a  
13          staff person on a project or we look for  
14          consulting services or staff  
15          augmentation -- and you can call those  
16          the same thing -- it is dependent upon  
17          the needs of the project and the business  
18          and whether we have the resources  
19          in-house, and the group that does that  
20          evaluation is our Project Management  
21          Office that's led by Catherine Lamb. We  
22          do put numbers together that we have  
23          conversations about with the business  
24          about what decision is best, do we have  
25          it in the budget to go out of our

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 internal resources and hire a consultant  
3 for that.

4 COUNCILMAN JONES: So every  
5 time you -- my general point is that if I  
6 can get you engaged in a particular type  
7 of product and/or service that only I can  
8 sole source for you, I may even come low  
9 the first year, and then based on that  
10 dependency, you're stuck because the  
11 infrastructure of your project is so tied  
12 to me. Someone has to make that analysis  
13 as to when it's in the benefit of the  
14 City.

15 You're asking for a \$19 million  
16 increase, and what I want to see by way  
17 of a report is overall that particular  
18 analysis that says it's better to hire  
19 some folk that can replace service, for  
20 lack of a better description, versus  
21 going out to a company that gouges us  
22 time and time. And I can't say that they  
23 are, but someone has to say that whether  
24 or not at a certain point it is better to  
25 outsource versus to hire, and that

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           analysis needs to come to this Committee.  
3           When you talk about a department that's  
4           asking for \$101 million, that is  
5           probably -- that ranks you in the top  
6           three departments I know of. I mean,  
7           close to. So one of our largest expenses  
8           as a municipality is your department.

9                       MR. WHEELER: And IT is an  
10           infrastructure like water and streets.  
11           So there is a significant expense to it,  
12           and we are replacing a number of --

13                      COUNCILMAN JONES: But I know  
14           what I'm getting with water and streets.  
15           When I walk down the street and see that  
16           12-inch soil pipe going down, I  
17           absolutely know that we had flooding last  
18           year. So wrapping my mind around that  
19           budget expense, I get. \$10 million  
20           improvement at Fox Street stopped  
21           flooding. Simple math for a simple mind.

22                      What I'm asking you -- and I  
23           threw that one up there for you, but I'm  
24           asking you a little more detail about the  
25           decision tree that you make every year

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           with a \$101 million request as to why it  
3           is better to go outsource versus to hire.  
4           And I think the citizens kind of deserve  
5           that, because we don't know if we're  
6           getting fleeced by some companies that  
7           have figured out that we don't know what  
8           we're buying. And we trust you, but  
9           every time I turn around, there's a new  
10          you over the last four years. So I don't  
11          know if it's the last person's mistake  
12          and/or lack of vision and analysis, but I  
13          do want to know the details. And bore me  
14          with them. I'll bring on a consultant to  
15          figure out the language you speak, but I  
16          want the detail before we pass your  
17          budget.

18                         Thank you.

19                         MR. WHEELER: So we have a  
20          prioritized project list, and I think we  
21          can take some of that and provide detail  
22          as to why those choices are being made.  
23          And, again, these are business operations  
24          that we're replacing, like large legacy  
25          systems, and they are costly to do, and



1 4/10/18 - WHOLE - BILL 180162, ETC.

2 we can provide more detail on those.

3 COUNCILMAN JONES: So if I had  
4 my Star Wars hotsy-totsy computer that  
5 can do all of those calculations, I, on  
6 the surface as an end user, wouldn't have  
7 these questions, but I know for a fact  
8 that departments cannot communicate with  
9 the outside real private sector because  
10 their software is so damn old, nobody  
11 even carries it anymore. We've got to  
12 correct those basic things in order for  
13 us to be considered an efficient  
14 government.

15 Thank you, Mr. Chair.

16 COUNCILMAN HENON: Thank you,  
17 Councilman.

18 The Chair recognizes Councilman  
19 Green.

20 COUNCILMAN GREEN: Thank you,  
21 Mr. Chair.

22 Councilman Jones had raised  
23 some points that actually are a good  
24 segue in reference to our ability to  
25 communicate internally as a city as well

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           as externally. My understanding from a  
3           recent Special Committee on Regulatory  
4           Reform and Review meeting is that during  
5           the Nutter Administration, for the cost  
6           of about 6.5 million we had purchased  
7           Salesforce as well as some licenses, and  
8           I'm curious how that's being used  
9           currently in the City.

10                   MR. WHEELER: Salesforce is  
11           being used in our 311 Call Center  
12           licensing. We have a project at the  
13           Prisons that is currently being  
14           developed, with the intention of having  
15           that on a Salesforce platform as well.

16                   From what I'm aware, there is  
17           another very, very small project that was  
18           recently done or demoed for Commerce, but  
19           I could get you details on that.

20                   COUNCILMAN GREEN: So it's  
21           currently being used for, you said, 311  
22           as well as the Prisons and also a small  
23           pilot for the Commerce Department?

24                   MR. WHEELER: Yes. Potentially  
25           there's a small pilot or it was a

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           demonstration. The Prisons project has  
3           not been completed. The only true  
4           operational use of Salesforce is at 311.

5                   COUNCILMAN GREEN: And based on  
6           your experience and maybe others in your  
7           department, is Salesforce a tool that can  
8           be used more efficiently or effectively  
9           for communications in the City?

10                   MR. WHEELER: I think it's  
11           dependent upon the project. Salesforce  
12           is a cloud-based platform that allows for  
13           agile development and creation of  
14           projects. So to call it -- whether it's  
15           better at communications than other  
16           platforms, I would have to have more  
17           specifics about what the goal or the  
18           objective is of the project.

19                   COUNCILMAN GREEN: The reason I  
20           raise that is that during this  
21           presentation that was made during the  
22           Special Committee, we talked about how we  
23           can use Salesforce, and for an estimate  
24           of about 100,000 per year, how we can buy  
25           licenses both for Health and L&I and also

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Commerce to better and more effectively  
3           communicate. I know one of the  
4           challenges that I've seen over the years  
5           not only as a member of this body but  
6           also as an attorney, when you're doing  
7           just, for example, zoning issues, often  
8           things are stuck in people's inboxes from  
9           an e-mail perspective, and that causes a  
10          delay. So with a tool like Salesforce,  
11          we could see work being done as opposed  
12          to waiting for e-mail going back and  
13          forth.

14                        I've raised questions and  
15          concerns about the Health Department  
16          where although allegedly electronic  
17          records are being used, but a lot of it  
18          is more of a PDF scan and we're e-mailing  
19          that back and forth, whereas having this  
20          type of tool and making an expenditure on  
21          these type of licenses, we could better  
22          communicate through departments and also  
23          better communicate with constituents  
24          outside of the City. And I think that's  
25          a way that we can be, going forward, more

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           effective and reduce the time in  
3           reference to getting things done,  
4           especially communicating where things are  
5           in a pipeline of a project.

6                       From a real estate perspective,  
7           when you're going through zoning, you're  
8           going through L&I, it's a back and forth  
9           of communication, but if we had tools  
10          like Salesforce, it can be used more  
11          effectively to let people know where  
12          things are, especially from department to  
13          department and from inside the City to  
14          externally.

15                      MR. WHEELER: Again, Salesforce  
16          can meet a number of goals if the program  
17          is -- if the correct program on the  
18          platform is selected. It's not --  
19          Salesforce is a platform with a number of  
20          programs.

21                      COUNCILMAN GREEN: Right,  
22          cloud-based platforms.

23                      MR. WHEELER: Well, then you'd  
24          have to choose the correct communications  
25          or workplace integration tool, and many

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           of those tools are available on AWS and  
3           Azure and other platforms. So I would  
4           want to be agnostic about which platform  
5           we use and make sure we're getting the  
6           right tool for the communication that  
7           meets the requirements of the business  
8           and the public.

9                   COUNCILMAN GREEN: Okay. So  
10          you said you're going to be agnostic in  
11          reference to responding. Are there other  
12          cloud-based platforms that you've seen  
13          from a public sector perspective that can  
14          help us be more effective at  
15          communicating between, say, departments  
16          and with our external constituents?

17                   MR. WHEELER: All of the  
18          cloud-based platforms have the ability to  
19          have custom and configurable programs  
20          hosted on them. So AWS and Azure are  
21          competitive. I understand the advantages  
22          of Salesforce in terms of everything on  
23          its platform updates automatically when  
24          they push out their updates. Individual  
25          marketplace applications may have to have

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           their own update frequency, but, again,  
3           that's not something that we have to  
4           worry about in terms of managing in an  
5           on-premises environment by our own  
6           platform and engineering folks that  
7           happens in the cloud. Again, it has to  
8           be dependent upon the type of tool that's  
9           selected on the platform that would  
10          achieve that level of communication  
11          you're looking for.

12                    COUNCILMAN GREEN: Let me step  
13           back from a different perspective. Could  
14           we as a city be more effective in  
15           communicating among departments and with  
16           constituents if we move to more  
17           cloud-based type of systems?

18                    MR. WHEELER: There's a number  
19           of efficiencies with cloud-based systems  
20           and easier integrative opportunities. So  
21           whether that actually improves the  
22           communication or not or just improves our  
23           efficiency at managing those systems is  
24           the question that comes to me at first.  
25           And I would say on the operational side,

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           it can be more efficient. There's  
3           typically a cost associated.

4                        Again, whether it's a better  
5           communication tool, I'd have to know what  
6           the tool is to have an affirmative  
7           response on that. It's all dependent on  
8           the tool, not the platform.

9                        COUNCILMAN GREEN: Okay. So  
10          from your perspective, why was a  
11          cloud-based system used for 311?

12                       MR. WHEELER: I wouldn't be  
13          able to answer that. I wasn't here at  
14          the time for that selection process.

15                       COUNCILMAN GREEN: Is there  
16          anyone from OIT here that was part of  
17          that initiative?

18                       MR. WHEELER: It was 311 and  
19          one of the previous CIOs. So the people  
20          who were managing 311 at the time and the  
21          CIO had come to that decision.

22                       COUNCILMAN GREEN: Okay. All  
23          right. I'm not going to ask any  
24          additional questions. I kind of see  
25          where I'm going at this point.



1 4/10/18 - WHOLE - BILL 180162, ETC.

2 So thank you, Mr. Chair.

3 COUNCILMAN HENON: Thank you,  
4 Councilman.

5 I have a few questions. One,  
6 naturally I know we were together prior  
7 to coming into this meeting, as most  
8 departments do, and I appreciate your  
9 time and your first budget. So it's  
10 going to be a little difficult, so I  
11 really do appreciate the sense of that.

12 So in lieu of national news I  
13 think with the situation down in Atlanta,  
14 how can you or could you just kind of  
15 state to the public here and to this body  
16 the measures that we are taking as an OIT  
17 and technology and our security tech that  
18 we have in place that really will try to  
19 prevent some of that happening here in  
20 the City of Philadelphia or at least  
21 brought to your attention as a result of  
22 it.

23 MR. WHEELER: We did follow the  
24 situation in Atlanta and Baltimore  
25 closely. Even before that situation

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           happened, we had begun talking about our  
3           strategic priorities internally to the  
4           Department, and making sure we were doing  
5           the very, very best we could do with  
6           security is one of those. So we've  
7           initiated a security audit just for our  
8           understanding and use, again, because  
9           continuous improvement is something that  
10          we can do on security as well as our  
11          customer service.

12                         We have a multi-layered  
13          approach to security. I don't want to  
14          get into specific details to give any bad  
15          actors any more information --

16                         COUNCILMAN HENON: No  
17          proprietary or confidential --

18                         MR. WHEELER: But I'm happy to  
19          do more in-depth briefings with  
20          Councilmembers if they would like.

21                         COUNCILMAN HENON: Look, all I  
22          want to ask from you and for you to state  
23          is that we as a city are taking cyber  
24          security at its highest level and it's a  
25          priority. Even though some of our

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           systems are legacy systems, are old, they  
3           are being protected and that we should  
4           have faith, which we do, which I do from  
5           our conversations, in OIT moving forward.

6                   MR. WHEELER: We're taking it  
7           very seriously. It is a top priority.  
8           It's something that we discuss almost  
9           daily, especially with the issues in  
10          Atlanta and Baltimore.

11                   COUNCILMAN HENON: Great. Last  
12          two questions that I have and I'm moving  
13          on. So what are the City's plans for  
14          addressing the ongoing digital divide in  
15          Philadelphia? And that is beyond the  
16          implementation of the Comcast franchise  
17          side letter agreements. If you could  
18          talk about potential KEYSPOts that we  
19          have in our Parks and Recreation.

20                   So I know we're pretty close to  
21          having our iNetwork build-out and having  
22          Internet access in all our public  
23          facilities. How is that on the -- that's  
24          on the back end. Now, on the front end,  
25          for those who -- since we're lacking some

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 information, how are we going to  
3 supplement that and increasing -- or are  
4 we going to increase our KEYSPO  
5 opportunities in our neighborhoods?

6 MR. WHEELER: I'm going to have  
7 Deputy CIO Andrew Buss respond to that  
8 question. He's been dealing with the  
9 KEYSPOts for a number of years and works  
10 on -- he's our representative for the  
11 Digital Literacy Alliance, which is part  
12 of the Comcast --

13 (Witness approached witness  
14 table.)

15 COUNCILMAN HENON: He sure is.  
16 That's my second question, and then I'll  
17 lead in to innovation, which I think is  
18 important that we continue here in the  
19 City of Philadelphia, not just systems  
20 but innovation and how that segments into  
21 Councilman Domb's questioning about the  
22 private sector and recruitment into our  
23 department.

24 So how many KEYSPOts do we  
25 have? And in addition to lack of

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           information for other programs, which I  
3           think other members will talk about, what  
4           is the City prepared to do to increase  
5           our KEYSPOts to bridge the digital  
6           divide?

7                       MR. BUSS: Sure. So I would  
8           say OIT doesn't actually run the KEYSPOts  
9           anymore. So it's coordinated by the  
10          Office of --

11                      COUNCILMAN HENON: Can you move  
12          your --

13                      MR. BUSS: -- Adult Education.

14                      COUNCILMAN HENON: And can you  
15          state your name for the record.

16                      MR. BUSS: Andrew Buss, Deputy  
17          CIO for Innovation.

18                      So we don't actually coordinate  
19          the KEYSPOts anymore. That come out of  
20          the Office of Adult Education. Our work  
21          primarily resides within the Digital  
22          Literacy Alliance now when it comes to  
23          digital literacy. So you had asked about  
24          how we see expanding this work. I mean,  
25          I really think there's great opportunity

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           to be innovative within the Digital  
3           Literacy Alliance. So the idea of making  
4           small grants to small organizations to do  
5           creative things in the space.

6                   COUNCILMAN HENON: Which leads  
7           me to what is the status of the digital  
8           divide in Philadelphia? Do we have  
9           statistics on the digital divide?  
10          Because that's going to segue into what  
11          does OIT need to do to help eradicate it  
12          in terms of programmatic work dealing  
13          with the DLA, which is the Digital  
14          Literacy Alliance.

15                   MR. BUSS: Sure. So I would  
16          say there are really no good numbers on  
17          that right now. We always refer back to  
18          a Pew study from around 2014, I think,  
19          which showed that about 19 or 20 percent  
20          of Philadelphians did not have access to  
21          the Internet.

22                   I think, you know, for our  
23          part, a lot of the issues now lie in some  
24          ways beyond just access but actually  
25          getting high levels of adoption of

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           technology in the Internet. So I think  
3           programs that Mark was mentioning such as  
4           the iNet, that's kind of an interesting  
5           way to start thinking about how you get  
6           Internet access and use in communities.

7                   COUNCILMAN HENON: And I would  
8           hope that would be a good start where we  
9           recognize that it's available, and what  
10          we do with that is, I think, incumbent  
11          upon us. I think 19 percent seems pretty  
12          low to me, and I just think that -- my  
13          question would be, what do you think the  
14          return on the investment of focusing in,  
15          continue to focus in on the Digital  
16          Literacy Alliance and KEYSPOts? I want  
17          to bring back KEYSPOts, because I think  
18          it's important, because we do have access  
19          at all our public spaces now. What kind  
20          of, I think, return on that investment  
21          would be just for recruitment of our own  
22          city and employment of people who are  
23          either unemployed or underemployed?

24                   MR. BUSS: Sure. So when I  
25          talk about ROI in terms of digital

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           literacy, I think it's difficult to  
3           quantify, but I think if you consider how  
4           many aspects of life you now have to do  
5           digitally, it's pretty evident, because  
6           you're talking about the ability to go  
7           online and find employment, look for  
8           jobs, create a resume so that you have a  
9           good resume to submit, and then also, as  
10          you mentioned, just finding out what's  
11          out there. So I think there's a lot of  
12          opportunity sort of in the workforce  
13          development area, probably on the health  
14          front as well, healthcare, personal  
15          healthcare.

16                    COUNCILMAN HENON: And I do  
17           think it's not -- I think it's a  
18           necessity, not a want anymore. It's  
19           definitely a necessity for people to be  
20           online some way where we can offer  
21           Philadelphians, as many as possible, to  
22           get online, because that is the future,  
23           and that's essentially what you're doing.  
24           So it's not a privilege. It's a  
25           necessity. And I hope we can continue on



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           the model of moving forward in that  
3           direction.

4                       MR. WHEELER: I think we would  
5           be happy to work with any of the research  
6           institutions in the City to look at  
7           numbers, look at ways to sample and  
8           figure out what the exact impacts are,  
9           whether that's a quantitative set of  
10          measures or qualitative measures that we  
11          can then weave into a narrative about how  
12          well the DLA is performing in people's  
13          lives or getting them to education  
14          opportunities or job opportunities or  
15          helping them navigate healthcare. We'd  
16          be more than happy to do it. We have  
17          very strong analytical capabilities in  
18          our shop and we can pair those up with  
19          any one of the researchers who could  
20          design the survey or do the fieldwork and  
21          help us understand that.

22                      COUNCILMAN HENON: Great. I'll  
23          follow up on the second round.

24                      The Chair recognizes Councilman  
25          Greenlee.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN GREENLEE: Thank  
3 you, Mr. Chairman.

4 Good afternoon, everybody. I  
5 just want to start out basically with  
6 some -- well, real basic things, but my  
7 staff has said please ask these  
8 questions, because we understand that  
9 other offices had these problems too.

10 Some things in the phone  
11 services seem to be going backwards. For  
12 example, caller ID doesn't show up  
13 anymore. When our office calls out, some  
14 crazy number shows up as far as who is  
15 calling. And on the same note, the  
16 Internet seems, if anything, to be much  
17 slower than it was. And from what I  
18 understand from what people -- and the  
19 folks in the office deal with this much  
20 more than I do, but have you received  
21 those other kind of complaints? Is this  
22 a problem around the system? Is it being  
23 worked on?

24 MS. CARTER: Sandra Carter,  
25 Chief Operating Officer.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 I'll deal with the caller ID  
3 first.

4 COUNCILMAN GREENLEE: Okay.

5 MS. CARTER: Yes, we are aware  
6 of the caller ID function. It changed  
7 when we went to voiceover IP. And  
8 instead of the name and number showing  
9 up, it shows any one numbers of trunks.  
10 That project is being worked on as we  
11 speak. The testing actually was  
12 completed today. Council should have  
13 caller ID in the next 30 to 60 days.

14 COUNCILMAN GREENLEE: 30 to 60  
15 days? Okay.

16 MS. CARTER: You will be the  
17 first department to migrate.

18 COUNCILMAN GREENLEE: All  
19 right. That sounds good.

20 And also, before our lines all  
21 used to like run across. Now after two  
22 lines, it goes right into voicemail. Is  
23 that something --

24 MS. CARTER: I did see an  
25 e-mail pertaining to that. A lot of that

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           has to do with programming and how your  
3           phone is programmed. When we originally  
4           migrated the telephones, it was based on  
5           the programming at the time, and so any  
6           changes that are needed, we can certainly  
7           do it through your telecom coordinator.  
8           Whatever changes you would like, inform  
9           that person and we'll change it in the  
10          switch.

11                    COUNCILMAN GREENLEE: All  
12          right. I think that's been done, but  
13          we'll try it again.

14                    How about the Internet? Has  
15          there been problems with the Internet  
16          that you know of?

17                    MS. CARTER: The Internet?  
18          There are not really problems with the  
19          Internet. There is an open Internet and  
20          there is CityNet. We are reviewing the  
21          overall service of both services, if you  
22          will, both networks, and we are  
23          installing additional equipment to  
24          provide additional capacity. I have  
25          received information at times that the

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Internet is slow, and it's something that  
3           we are aware of and we constantly  
4           monitor.

5                        COUNCILMAN GREENLEE:   Okay.  
6           All right.   Thank you on those.

7                        Bigger issue, I guess.   Through  
8           the leadership of Councilman Henon and as  
9           Chair of the Public Property Committee,  
10          we went through a pretty painstaking  
11          process with the Comcast agreement a few  
12          years ago.   I don't know how much you're  
13          familiar with it yourself because you  
14          weren't here.   Has Comcast given any or  
15          do you get any kind of regular reports  
16          from Comcast as far as the programs and  
17          the things that they promised, side  
18          agreements that Councilman Henon alluded  
19          to?   Is there, I guess, any communication  
20          with Comcast on those kind of things?

21                       MR. WHEELER:   Yes.   We have  
22          regular communications with Comcast, and  
23          we do ask them for the numbers on  
24          enrollment with the side letter programs  
25          or any budgets expended.   For the most

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           part, Comcast has said that they cannot  
3           share those enrollment numbers with the  
4           City. They advise that they're unable to  
5           disclose those figures based on the  
6           general Internet Essentials numbers for  
7           the region, because they find that those  
8           more specific, geographically specific,  
9           numbers to be confidential and  
10          proprietary and, if released, could have  
11          some competitive harm. So we respect  
12          that determination, but it hasn't stopped  
13          us from asking in different ways to get  
14          the numbers, could we anonymize them,  
15          could we roll them up to a block, could  
16          we aggregate them in ways, could we get  
17          the funding amounts and we could do our  
18          own back-of-the-envelope calculations  
19          perhaps. So we have been pressing them  
20          on that, and we continue to be told about  
21          the proprietary issue.

22                    COUNCILMAN GREENLEE: Okay. I  
23                    mean, with all due respect to them, I'm  
24                    not saying they're not telling the truth,  
25                    but if we don't know -- they made certain

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           agreements, and if we kind of don't know  
3           it, it's like, trust me. I mean, that's  
4           nice, but we'd like to know. And I hear  
5           what you're saying, you can only get what  
6           they'll tell you, but that doesn't quite  
7           sound right. They say they're going to  
8           do stuff and then you don't -- it's like,  
9           well, we can't tell you.

10                   MR. WHEELER: They provided  
11           regional numbers. So on an annual basis  
12           we get, what they call, the Freedom  
13           Region, and they do give us numbers, but  
14           they don't break it down by Philadelphia.  
15           And then they certify in their  
16           correspondence with us that they have  
17           implemented all of the side agreements,  
18           and we know that they've made payments to  
19           the Digital Literacy Alliance. They've  
20           made the payments to the United Way for  
21           the 90-day buyout program and the  
22           low-income program. So we know that the  
23           programs are in place based on those  
24           higher level numbers.

25                   COUNCILMAN GREENLEE: Okay.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 All right. Thanks on that.

3 And on that same note, I'm not  
4 sure when the Verizon contract is due  
5 again, but is anybody looking at that  
6 yet, maybe comparing to what we did with  
7 Comcast, that kind of thing?

8 MR. WHEELER: That agreement is  
9 for 15 years and will expire in 2024, and  
10 we will start engaging on the renewal  
11 process in 2021. We'd be happy to  
12 coordinate with Council and community  
13 advocates on doing another needs  
14 assessment in the community and  
15 understanding how we should prepare for  
16 that agreement discussion.

17 COUNCILMAN GREENLEE: Okay.  
18 Sounds good. All right. Thank you very  
19 much. Thank you all very much.

20 Thank you, Mr. Chairman.

21 COUNCILMAN HENON: Thank you,  
22 Councilman.

23 The Chair recognizes Councilman  
24 Domb.

25 COUNCILMAN DOMB: Thank you,



1 4/10/18 - WHOLE - BILL 180162, ETC.

2 Mr. Chairman.

3 And good afternoon. I have  
4 several questions I wanted to ask.

5 I wanted to make sure I  
6 understood your budget, but basically  
7 your biggest increase is 19,371,000, and  
8 you say in the information it's primarily  
9 due to the City's 911 Center for Police  
10 and Fire located at 400 North Broad. Is  
11 that 95 percent of that figure, 100  
12 percent of that figure? How much of that  
13 is for North Broad?

14 MR. WHEELER: It's close to 90  
15 percent, 85 to 90.

16 COUNCILMAN DOMB: Okay. And do  
17 you know if that was included in the  
18 estimates that we received for the  
19 acquisition, lease, whatever you want to  
20 call it, for North Broad Street?

21 MR. WHEELER: No. I don't  
22 believe that it was at the time. So we  
23 had -- we were doing those estimates  
24 after the fact.

25 COUNCILMAN DOMB: So that deal

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           was structured that we're purchasing or  
3           supposedly purchasing. We negotiated the  
4           price to 40 million for the building and  
5           there was another 220 million of  
6           improvements. Are you saying this 19  
7           million is not in that 220 million?

8                       MR. WHEELER: Actually, I would  
9           have to check on that with Public  
10          Property to see if it was fully included.  
11          I know that we spent some time recently  
12          coming up with that number.

13                      Deputy CIO for Public Safety,  
14          Mitch Yanak, is here to help address that  
15          question.

16                      COUNCILMAN DOMB: Okay. Thank  
17          you.

18                      (Witness approached witness  
19          table.)

20                      MR. YANAK: My name is Mitch  
21          Yanak, Deputy CIO for Public Safety.

22                      In reference to your question,  
23          the knowledge that I have, when the  
24          Inquirer building was decided upon as the  
25          location for the new 911 Center, I

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           believe there was no inclusion of the  
3           cost for 911. I believe that the City  
4           Administration, prior Administration, may  
5           have been under the understanding that  
6           PEMA, Pennsylvania Emergency Management  
7           Association, was going to fund the entire  
8           build. What people need to understand  
9           is, there are ongoing costs to support  
10          current 911 systems. So it's my  
11          understanding that the cost for 911 was  
12          never entertained when those cost figures  
13          were arrived at.

14                    COUNCILMAN DOMB: This is for  
15                    the building where we didn't get an  
16                    appraisal either, I believe.

17                    MR. YANAK: I'm not sure how  
18                    that worked out, yes. It's for the  
19                    Inquirer building.

20                    COUNCILMAN DOMB: So here's my  
21                    question: Is this the total cost of the  
22                    system or is this a down payment and  
23                    there's going to be more costs over the  
24                    next two years? Because I think the  
25                    build-out is a two- or three-year

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 process.

3 MR. YANAK: My estimate for  
4 just the 911 portion, and the 911 portion  
5 also includes Police Operations has to be  
6 moved from 8th and Race, all the IT.  
7 They have to uproot those systems and  
8 move them to the Inquirer building. The  
9 budget projections that I have right now  
10 runs about 48 million.

11 COUNCILMAN DOMB: 48 million?

12 MR. YANAK: That's correct.

13 COUNCILMAN DOMB: For the IT  
14 movement?

15 MR. YANAK: Including 911 and  
16 the IT team moving. We're looking at  
17 networks there. We're looking at running  
18 fiber there. We're looking at new phone  
19 systems there. We're looking at a CAT  
20 system there. So they are projections I  
21 have. We work closely with Public  
22 Property. We have a good partnership  
23 with them. In fact, we meet every two  
24 weeks. I'll be going to a meeting  
25 tomorrow on this. So I do have some

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           sound figures, but unfortunately they  
3           fluctuate depending on what anomalies  
4           come up at the last minute.

5                   COUNCILMAN DOMB: Right. Well,  
6           that always can change a little. But I  
7           guess my only concern is that when  
8           presented with this proposal, we were  
9           told the numbers as a Council body. I  
10          would like to know if that 48 million was  
11          in the total package or not. And that's  
12          not your part, but, Mr. Chairman, maybe  
13          you can find out from the Administration  
14          as to what is -- I really would like to  
15          know the total cost, including IT,  
16          everything, for the new Police  
17          Headquarters building.

18                   COUNCILMAN HENON: For the 400  
19          North Broad?

20                   COUNCILMAN DOMB: Yes. Because  
21          I never heard this 48 million before.  
22          This is a new number for me, and I was a  
23          little involved, not a lot, but it's a  
24          brand new number.

25                   Let me go on for a moment. I

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           have a different view of technology. I  
3           think technology serves a great purpose  
4           in this respect: One, it gives us the  
5           systems to operate when it's working  
6           well; creates more efficiencies; and  
7           should help us save money. But I will  
8           say that for the short amount of time  
9           I've been here, two years and three  
10          months and maybe ten days, I haven't seen  
11          us save money on the tech implementation.  
12          I always hear departments saying we're  
13          installing tech, but I never see their  
14          budgets go down.

15                    I'm just putting it out,  
16          because if you could help with that, that  
17          would be a big help.

18                    MR. WHEELER: So I think part  
19          of the value proposition is that we are  
20          replacing very old legacy operations and  
21          something like FAMIS or eCLIPSE or we're  
22          replacing a series of software  
23          applications or paper-based tools or  
24          manually-intensive tools like the mass  
25          appraisal or the integrated building

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           management systems, the latter one being  
3           implemented with Public Property last  
4           year and CAMA being underway right now at  
5           OPA. In either case, what we're allowing  
6           for is staff to move from these very  
7           onerous processes of gathering  
8           information, synthesizing information,  
9           repetitively having to go to get that  
10          information either in digital formats if  
11          they have to coalesce, make sense out of  
12          paper formats if they have to do the same  
13          thing. These newer systems obviate many  
14          of those needs and allow people to move  
15          from those lower-value tasks to  
16          higher-value operations so they can  
17          actually spend more time, and I think the  
18          previous conversations with L&I point  
19          that out, that that use of LIDAR data  
20          that allows them to target those  
21          buildings that they don't know are unsafe  
22          makes much better use of their resources  
23          and personnel than people trying to  
24          figure that out on their own and, I don't  
25          know, climbing ladders or something or

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           getting bird's eye views on their own.  
3           It really moves us as a city.

4                        When you talk about  
5           efficiencies, they're hard to pin down on  
6           paper in terms of knowing exactly is  
7           their cost value, but I think that the  
8           true value is that these higher-level  
9           operations can be engaged by staff. Even  
10          if it's not a higher level, business  
11          intelligence, better planning, better  
12          execution of a project, they can  
13          literally be spending more time with  
14          their customers because the information  
15          is so much quicker and readily available.

16                       I have an example. Another  
17          example of that is when -- we had an  
18          older system that allowed us to do the  
19          lookups by addresses, and it was failing  
20          every single day. And we had two  
21          full-time engineers who couldn't do  
22          anything else but basically put out the  
23          fires from those failures and babysit  
24          those operations. When we created our  
25          own new custom system address information



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           system -- by the way, which is in the  
3           cloud, operates for pennies a day, costs  
4           nothing in terms of professional  
5           services, we did it all on our own -- we  
6           don't have to babysit that anymore, and  
7           those two engineers, one of them moved on  
8           to do full-time application development  
9           and that's why we have Atlas and  
10          MapBoard, and the other person is now our  
11          cloud architect, helping us do a much  
12          better job with procuring services in the  
13          cloud and managing those. So they stayed  
14          on board. We didn't have to relinquish  
15          that staff. They're just doing much more  
16          essential work that we hadn't been able  
17          to get to.

18                   COUNCILMAN DOMB: So the  
19                   technology is making you more productive  
20                   and more efficient, I assume?

21                   MR. WHEELER: Yes. In a very  
22                   longwinded explanation, more effective,  
23                   yes.

24                   COUNCILMAN DOMB: So the  
25                   Pennsylvania Economy League about a year

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           ago came out with a report that I'm going  
3           to share with you. You may know about  
4           it. In the last ten years, one out of  
5           four jobs in the City of Philadelphia  
6           were tech or tech related, 25 percent in  
7           the last ten years. The economic job  
8           multiplier with tech, the highest of any  
9           job is five to one. For every job in  
10          tech, we create five more. An example, a  
11          job at the port is 1.6. So it's in our  
12          interest to create more jobs in tech.

13                    The average income of tech is  
14                    \$39,000 higher. We have a booming tech  
15                    business in Philadelphia. I was at South  
16                    by Southwest. We have tons of tech  
17                    companies here and young people working  
18                    in tech. And the best one is that one  
19                    out of three jobs in tech don't require a  
20                    college degree. And so we have high  
21                    school graduates who can go into coding  
22                    and get jobs in tech.

23                    So I and I think this body are  
24                    a big supporter of tech, huge supporter.  
25                    It's the future in many ways for the

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           City. When you think about the 30  
3           largest companies 30 years ago being  
4           General Electric, IBM, Exxon Mobile, and  
5           today they're Google, Amazon, Apple, et  
6           cetera, the whole world has changed, and  
7           it's really tech related. So you're a  
8           big piece of our government. And I look  
9           at this -- and I want to echo Councilman  
10          Jones's comments. The efficiencies in  
11          tech we need to implement, making sure  
12          the phones and all the other stuff is  
13          accurate and people aren't -- we don't  
14          have any dead items that we can make more  
15          efficient. But I also want to be  
16          cautious of one important thing in  
17          government. First of all, your budget I  
18          didn't find to be problematic, in my  
19          opinion. Twenty percent is labor. Your  
20          increase in labor is one percent from  
21          last year. You have the lowest level of  
22          labor increases in any department. Your  
23          biggest increase is for the North Broad  
24          Street. That's where all the money is  
25          going.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 So I don't have a problem with  
3 your budget, but I just want to call to  
4 everyone's attention, because I have not  
5 done that this year yet, is that our City  
6 overhead -- we talk about going outside  
7 versus going inside. We have a City  
8 overhead -- and it was shared with me  
9 last year during the L&I bill for 5  
10 million -- and it's 88 percent.  
11 Eighty-eight percent are our fringe  
12 benefit costs. And, by the way, the  
13 private sector is 31 percent. The City  
14 overhead is 34 percent. What does that  
15 mean? The desk, the phone, the  
16 computers, all those things we supply.  
17 So you have to look in context of  
18 employment. When we hire someone who has  
19 a \$50,000 salary, the hit to us is  
20 really, with all the benefits included,  
21 111,000. And when you hire somebody for  
22 100,000, it's 222. And when you see  
23 salaries that are 150,000 in the City, it  
24 really costs the City over \$300,000.

25 So in some ways, the answer

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           isn't always to add more people. You  
3           have to think of it in that context when  
4           you're putting things out to bid. I just  
5           want to make sure you're aware of those  
6           kinds of numbers, because they are  
7           staggering for government. Private  
8           sector is 31, 32. We're at 88 percent.  
9           Staggering.

10                    Let me ask a few questions my  
11           office actually prepared. I went off  
12           tangent there.

13                    MR. WHEELER: Well, if you want  
14           to share those by e-mail, those stats  
15           that you just read off, we'd appreciate  
16           that.

17                    COUNCILMAN DOMB: Happy to do  
18           that.

19                    The five biggest technology  
20           expenses the City is undertaking, do we  
21           have any idea the savings of any of those  
22           projects or are they just basically for  
23           more efficiency as you mentioned earlier?

24                    MR. WHEELER: The biggest  
25           ones -- do you have any one in specific

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 that you --

3 COUNCILMAN DOMB: No. You can  
4 give it back to the Chairman or the  
5 Committee and just let us know. I'd like  
6 to know -- you probably weren't in charge  
7 at that time. Of the five biggest  
8 technology investments, what's been the  
9 result? Have there been any savings or  
10 what's been the efficiency implemented?  
11 Let's look at our investment and see what  
12 our return was.

13 COUNCILMAN HENON: Councilman,  
14 you mean the five top capital projects?

15 COUNCILMAN DOMB: Yes. Yes.  
16 Thank you.

17 Going forward in the next two,  
18 three years, what do you think are the  
19 biggest technology projects that we  
20 should be looking at that will give us  
21 the best efficiencies in government and  
22 the best return?

23 MR. WHEELER: We're still  
24 dealing with some very old legacy  
25 applications with our financial system.

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           So replacements of or modernizations of  
3           FAMIS and ADPICS and ACIS are a top  
4           priority. We're going to start planning  
5           for those and hope to have contracts  
6           awarded and work starting in 2020. So  
7           we're going to take serious time for  
8           planning on those as well as the taxpayer  
9           information system.

10                   Voting machines is going to be  
11           a priority. We're going to be here to  
12           help the City Commissioners' Office as a  
13           technical resource on selection, working  
14           within the framework of the Pennsylvania  
15           State -- Department of State and their  
16           guidelines on making sure that we are  
17           getting secure machines with audit  
18           trails.

19                   We also have work to do on  
20           eDiscovery and replacement of our  
21           preliminary arraignment system.

22                   So those are top priorities  
23           coming up for us that are already in the  
24           Capital Program.

25                   COUNCILMAN DOMB: And FAMIS is

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 the accounting system, correct?

3 MR. WHEELER: It's in the  
4 entire financial system.

5 COUNCILMAN DOMB: And that  
6 system I know is pretty old. Any idea  
7 how old that system is?

8 MR. WHEELER: Probably 25.

9 COUNCILMAN DOMB: 25 years? So  
10 that's probably due for an upgrade.

11 MR. WHEELER: Yes.

12 COUNCILMAN DOMB: Are there any  
13 areas -- if we gave you the keys to the  
14 kingdom, are there any areas that you  
15 think we need to increase our spending on  
16 by creating more efficiencies in this  
17 government?

18 MR. WHEELER: I don't know if  
19 it's increased spending, but increased  
20 attention and concerted efforts. OIT is  
21 working with the Department of Finance  
22 and the Office of Property Data on  
23 correcting the many difficulties we have  
24 around sharing addressing and making sure  
25 addressing is consistent. There's



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           probably an incredible inefficiency and  
3           losses there in terms of time and money,  
4           and I don't have any studies to back that  
5           up, but when I say loss in time, I'm  
6           thinking about the general public who has  
7           such difficulty finding their own records  
8           because the address they have isn't  
9           matching up in the City system or there's  
10          a discrepancy between what the OPA  
11          address is and what L&I has recorded  
12          perhaps in an older system or the deed  
13          record. I think spending time on that  
14          and being as up to date and making sure  
15          that that system works -- those inherent  
16          interrelationships between addresses work  
17          every single time I think is a priority,  
18          and we're working on that. Hopefully we  
19          will have a new property identification  
20          number that works among those systems,  
21          but there's still cleanup going back into  
22          them that has to be done, and that's just  
23          laborious and it just requires  
24          commitments by the departments.

25                           COUNCILMAN DOMB: And are you

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           working on the CAMA system with OPA?

3                   MR. WHEELER: We're part of the  
4           Steering Committee. We're part of the  
5           selection, but not directly involved on  
6           the day-to-day level.

7                   COUNCILMAN DOMB: Are you  
8           somewhat familiar with the CAMA system?

9                   MR. WHEELER: No. I would have  
10          to refer any details -- John Hodge is  
11          here from the Department of Finance if  
12          you have any specific questions.

13                   COUNCILMAN DOMB: This is my  
14          question. I'm just really trying to  
15          figure it out. What is going to be the  
16          direct benefit of having the CAMA system  
17          and can we receive any financial savings  
18          from having that system or is it just  
19          having appraisers having information more  
20          readily available, which would increase  
21          efficiency and should cut overhead?

22                           (Witness approached witness  
23          table.)

24                   MR. HODGE: Good afternoon,  
25          City Council. John Hodge, Deputy

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 Director of Finance.

3 To answer your question, I  
4 believe that it is -- to echo the  
5 sentiment of Mark, efficiencies are  
6 certainly the largest tangible benefit.  
7 We have the ability to increase our -- to  
8 increase the way that we interact with  
9 other agencies to be more timely. I  
10 think all of those types of things are  
11 where you're going to see benefits. You  
12 also will see the staff at OPA being able  
13 to concentrate on less data discrepancy  
14 type work and more work that is  
15 applicable to the business --

16 COUNCILMAN DOMB: I understand  
17 that, but efficiencies equate to saving  
18 time, which equate to saving money and  
19 saving labor, and that's my point. I  
20 don't see the labor being saved. So I'm  
21 just throwing it out there. I'd like for  
22 you to think about that and come back to  
23 me, not today. But I don't see the labor  
24 being saved. I hear all about the  
25 efficiencies. And, look, I know a little

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           about real estate appraising. I know  
3           it's going to help having that system,  
4           but they should also be able to do their  
5           jobs better, quicker, more efficient, and  
6           cut down on labor.

7                       MR. HODGE: I would say that  
8           all of those things are correct. One  
9           other point to be made is that the staff  
10          at OPA does an incredible job for the  
11          amount of parcels that each individual  
12          currently employed has to manage, if you  
13          will. So there is an opportunity to  
14          bring us more in line with national  
15          standards from organizations that they  
16          utilize that kind of information.

17                      COUNCILMAN DOMB: Let me ask  
18          you this question. We have 579,000  
19          properties in the City roughly, and we  
20          looked at 537,000, to my memory, that are  
21          having some sort of analysis by OPA, with  
22          only, I think, 2 percent not being  
23          changed and I think a small percentage  
24          going down, but the majority going up.  
25          Okay. That means -- OPA did a phenomenal

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           job this past year. They looked at  
3           537,000 properties without a CAMA system.  
4           Now you're going to put a CAMA system in  
5           place. You're telling me there can't be  
6           any savings? Because with the current  
7           staff, they looked at 537,000 properties.  
8           What is the staff going to do if they  
9           have a CAMA system? Isn't there some  
10          savings of time?

11                   MR. HODGE: There's absolutely  
12          some savings of time.

13                   COUNCILMAN DOMB: I'm just  
14          saying, it doesn't make sense. We looked  
15          at 537,000 properties this year. Putting  
16          in a computerized system and I'm being  
17          told we're not going to save. It doesn't  
18          make sense. I'll leave it at that.

19                   MR. HODGE: Okay.

20                   COUNCILMAN DOMB: Thank you.

21                   Next question I wanted to  
22          ask -- are we okay, Mr. Chairman?

23                   COUNCILMAN HENON: Councilman,  
24          you may proceed.

25                   COUNCILMAN DOMB: Thank you.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 I know you mentioned earlier in  
3 the testimony that I think in payment  
4 plans we were number two, if I recall, in  
5 the processing of electronic payments.

6 MR. WHEELER: Well, in ePay  
7 when we looked at the other cities,  
8 including -- we interviewed New York,  
9 Boston, Buffalo, Chicago, Phoenix, and  
10 Baltimore. We were -- out of all of  
11 them, we were second in the number of  
12 ePay products that we offered and we were  
13 second in the amount of revenue that we  
14 collected, and we were almost at New  
15 York, who was at that 66 percent or --  
16 I'm sorry. They were at a 65 percent  
17 level. We're at 61 percent.

18 COUNCILMAN DOMB: That's great,  
19 by the way.

20 MR. WHEELER: Yeah. It was a  
21 really heartening benchmarking study.

22 COUNCILMAN DOMB: Are you  
23 involved -- you mentioned this two years  
24 ago -- in computerizing our water and  
25 sewer bills and real estate tax bills?

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 MR. WHEELER: We are part of  
3 the project with the Department of  
4 Revenue to add a second vendor to the  
5 ePay platform so we can do eBilling, so  
6 you can have a completely automated  
7 eBilling account, and we'll start with  
8 the Water first, and OIT does support all  
9 of the paper printing and --

10 COUNCILMAN DOMB: Does that  
11 mean we'll be able to bill monthly to the  
12 Internet on the water and sewer?

13 MR. WHEELER: I believe -- yes.  
14 It would be an online account that you --

15 COUNCILMAN DOMB: Optional for  
16 those who want to do it.

17 MR. WHEELER: If you want to  
18 sign up for it. It wouldn't be  
19 mandatory.

20 COUNCILMAN DOMB: And I bring  
21 it up because I think my office figured  
22 out that if 50 to 60 percent of the  
23 people signed up, the amount of water and  
24 sewer bills we send out -- we wouldn't  
25 have postage. We wouldn't have the

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           envelopes. We wouldn't have the labor,  
3           the mail. The savings could be 4 million  
4           or 5 million a year. And we're looking  
5           at a five-year budget. That's \$25  
6           million just computerizing and 50 to 60  
7           percent of the people taking advantage of  
8           it.

9                        So there's an example that I'd  
10          like you to think about of technology  
11          saving money. So more examples like that  
12          is what I'm really looking for, because  
13          we can implement that technology pretty  
14          easily and save us 25 million over five  
15          years.

16                       MR. WHEELER: And those are  
17          easy examples, because we would be  
18          reducing postage and we would be reducing  
19          the envelopes and those services. The  
20          mailroom would still continue to operate,  
21          but with less of an influx from those  
22          operations.

23                       COUNCILMAN DOMB: Do you think  
24          we're going to get to a point five years  
25          from now we're on handheld devices,



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           people could enter either an ID or their  
3           name or Social Security number or  
4           whatever and we'll be able to tell them  
5           every tax they may owe us in the City,  
6           what properties they own, all the data  
7           will be tied into that handheld device,  
8           which would be impressive on our part to  
9           get to.

10                       MR. WHEELER: I think we're  
11           definitely moving towards there, towards  
12           that goal. You know, one of the ideas  
13           that we've had at OIT is to be able to  
14           leverage all of the data that we have  
15           spatially and understand what happens on  
16           each and every block every day. So we  
17           would be able to tell you how many times  
18           a City vehicle has been on that street  
19           and what types of services were performed  
20           and when it was plowed and when the  
21           garbage was collected or is it on its  
22           way, letting people know that kind of  
23           information. So the billing would also  
24           be separate from that, but similarly the  
25           same.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 There's a great piece of  
3 technology that we could use here called  
4 PayNearMe, which would allow individuals  
5 to have an account on their phone -- I'm  
6 sorry; on their smartphone, have a tool  
7 on their smartphone so they could  
8 literally pay bills at 7-Eleven's and  
9 convenience stores, so they don't have to  
10 go to our customer service centers. And  
11 they don't have to have this online  
12 account. If that's something that they  
13 don't want to do, they could at least  
14 have a lower level entry to that and pay  
15 their bills anywhere.

16 COUNCILMAN DOMB: I think  
17 that's all good stuff.

18 Of the cities in our country,  
19 which cities do you think are the most  
20 advanced in technology in government  
21 today?

22 MR. WHEELER: It depends, I  
23 think, on the metrics that you're looking  
24 at. There's good work being done on a  
25 number of areas both in Chicago and

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Seattle. Some of the mid-sized cities  
3           can do a lot. Because they're smaller,  
4           they can put things into effect much more  
5           quickly, buy newer systems and implement  
6           them. It really does vary. I think when  
7           we do our Smart Cities work, we glean a  
8           lot from places like St. Louis who is  
9           working on things, Washington, DC, even  
10          New York, but we take bits and pieces,  
11          because not -- one city isn't doing 100  
12          percent of great things across the board.  
13          It's in certain disciplines and areas, so  
14          we kind of pick and choose what we're  
15          learning from them.

16                    COUNCILMAN DOMB: And do you  
17           have a five-year plan for the Department  
18           as to where we hope the City will be 2023  
19           technology-wise?

20                    MR. WHEELER: We are working on  
21           a new IT strategic plan that's both  
22           inward and outward facing. We plan to  
23           have that wrapped up by mid year and  
24           published. So that will give us a pretty  
25           good framework.

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 I think five years is very hard  
3 to determine. With my teams I've just  
4 done two-year strategic plans. So in my  
5 world, we've been talking about doing the  
6 same things by units and then making sure  
7 that that's consistent with both our Five  
8 Year Plan that we work on and then the IT  
9 strategic plan.

10 COUNCILMAN DOMB: Are you  
11 having any problems attracting talent to  
12 work for the City right now in OIT  
13 basically?

14 MR. WHEELER: I have my  
15 experiences with my teams in recruiting,  
16 and I've talked to others around the  
17 Department. We just had a conversation  
18 with some folks from Commerce about this.  
19 And we do struggle, I think, with high  
20 expectations around salaries, because the  
21 private sector will pay more. We also  
22 struggle that when we look for  
23 senior-level positions or I should say  
24 very experienced positions that have to  
25 have kind of a strategic capability as

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           well as a technical execution, that we're  
3           looking -- we tend to find people who are  
4           a little bit later in their lives, they  
5           have established homes and families, they  
6           have a spouse who has a career, and they  
7           need to make that -- when they make their  
8           proposal as to what salary that they  
9           want, they're thinking about the cost of  
10          the spouse having to do a further  
11          commute, moving their kids into another  
12          school district, and so they want that to  
13          pay off. And I know in my personal  
14          experience, that's been some of the  
15          lynchpins where they would like to stay  
16          where they are but work for the City.  
17          But we do have the requirement that they  
18          live here, and we support that.

19                    So I think it's a tension  
20          between salary and expertise, experience  
21          levels, and trying to attract those  
22          people and them not wanting to give up  
23          what they have where they are. And I've  
24          heard the spousal suggestion come up  
25          many, many times, that it's not worth my

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 spouse having to give up their job or  
3 them now having to have an hour commute  
4 because we would move inside the City  
5 from New Jersey or Greater Pennsylvania.

6 COUNCILMAN DOMB: Let me give  
7 you a last comment, not really a  
8 question. But you know Sylvester Mobley,  
9 Coded by Kids. You're familiar with  
10 Sylvester?

11 MR. WHEELER: I'm not actually.

12 COUNCILMAN DOMB: We have to  
13 get you involved with him. He's teaching  
14 kids how to code, and I'm behind a  
15 program that I started. I challenged the  
16 tech community to get to 20 high schools  
17 that will teach 15 kids in every high  
18 school coding three years, 10th, 11th,  
19 and 12th grades, and right now we're up  
20 to 18 schools. It's all private funding.  
21 I'm doing four schools. We have 15 kids  
22 in the 10th grade learning coding.  
23 They're going to be learning in the 11th  
24 and 12th grade. And my point is that  
25 that might be an avenue where the City

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           could interview, hire people from these  
3           classes, connect with Sylvester. We can  
4           hire our own people right from school and  
5           they get great jobs.

6                        I think it's a great  
7           opportunity. We're up to 18 schools.  
8           We're shooting for 20 schools. So I  
9           think if we're looking to hire people,  
10          that would be a great opportunity to do  
11          that. In fact, Will Smith is doing West  
12          Philadelphia High School. The cost is  
13          about \$14,000 per school for three years.  
14          When you think about the investment of  
15          changing a child's life, it's \$1,000 per  
16          child roughly over three years. It's  
17          peanuts, and yet we can get them into the  
18          technology world. So whatever the office  
19          can do to even have them as interns or  
20          get them exposed and get them involved  
21          would be helpful.

22                       MR. WHEELER: We'd be happy to  
23          get that contact information and look at  
24          it.

25                       COUNCILMAN DOMB: I'm going to

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 introduce you to Sylvester.

3 Thank you, Mr. Chairman.

4 MR. WHEELER: Thank you.

5 COUNCILMAN HENON: Councilman,  
6 I appreciate that 28 minute and 3 second  
7 questioning of our OIT department, but I  
8 think much needed, much needed. But I  
9 think it's always good when you have the  
10 expertise.

11 We were talking about  
12 recruitment. I even mentioned  
13 recruitment earlier with L&I. So here we  
14 are now with OIT, and I just want to ask  
15 a specific question on the recruitment.

16 In addition to salary, because  
17 you have folks that are coming out of  
18 school who believe more in innovation and  
19 civic-minded and how they can give back  
20 and how they can make government more  
21 efficient and make government work, how  
22 are we attracting those types of  
23 employees from the private sector or at a  
24 school and you have that balance of on  
25 the supervisory level or somebody with



1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           real experience that may not have  
3           innovation blended in to -- they're a  
4           systems persons, right, and their  
5           responsibility is to make sure that  
6           they're a team manager and we got to get  
7           this legacy system up and running, fixed,  
8           transferred over seamlessly without  
9           messing up anybody's payroll or any other  
10          kind of mistakes.

11                        So how is your challenge now,  
12          where a few years ago we were all about  
13          innovation and then it went to systems  
14          maybe leaning to innovation, because I  
15          think that does help with recruitment.

16                        So I'm a firm believer of  
17          having innovation being the enrichment  
18          program and even with the systems in the  
19          mindset of OIT. So how does that in  
20          which you encounter now for your  
21          recruitment, how does that come into  
22          play?

23                        MR. WHEELER: Well, let me  
24          start by saying that I think innovation  
25          was never lost. I don't think we shifted

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           gears in any way, because the ability to  
3           take new ideas and to listen to staff and  
4           to have an atmosphere where teams feel  
5           that they have a safe environment to  
6           bring up ideas and to advocate for their  
7           ideas I think is something that we  
8           developed during the Ebeid  
9           Administration. And we didn't lose it.  
10          It was always there among the teams. We  
11          have new leadership here now. Sandra  
12          Carter had stepped up into operations.  
13          We have a new security, chief of  
14          security, and he and I were both through  
15          a program on leadership. Sandra was in  
16          the same program on leadership. It had a  
17          very strong innovation component, and  
18          what that tells me is, as I see people  
19          work around the departments, ideas  
20          happen, ideas are listened to, ideas are  
21          implemented. You can define innovation  
22          in many, many different ways, and it is  
23          not just an external operation where  
24          we're engaging with one specific  
25          constituent --

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN HENON: It's hard to  
3 measure.

4 MR. WHEELER: Right. So it's  
5 everywhere. And I learned that decades  
6 ago. I was in a program where we were  
7 trying to encourage sustainability by  
8 businesses and universities, and what I  
9 learned is that the best ideas to be  
10 sustainable weren't coming from the top.  
11 They were coming from the people on  
12 factory floors and the people doing the  
13 cleaning of the buildings, because they  
14 wanted to save time and they were really  
15 invested in their jobs, and coming up  
16 with a new idea that may have been  
17 innovative just kind of comes natural to  
18 people. You just have to have the  
19 management teams ready to take advantage  
20 of it and put it into place.

21 So I think we have that and  
22 it's ripe for it, and we have our  
23 innovation management team who can  
24 continue to just make sure that we're  
25 focusing in on it, and if we have a unit

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 that isn't working as well as others,  
3 then we should put them through that  
4 training and evaluation.

5 COUNCILMAN HENON: And I know  
6 Councilman Domb has been hands-on when it  
7 comes to the tech community and the  
8 private sector and trying to use some of  
9 their in-kind services and attraction,  
10 saying, Look, we need your help, we need  
11 your expertise. And it works. And so  
12 I'm curious, is it continuing to work?  
13 Have we still made that an offering in  
14 the tech community and has it resulted in  
15 an attraction of talent?

16 MR. WHEELER: With my limited  
17 experience on the -- with the GIS teams  
18 and the development teams, there are a  
19 number of applicants who find us whenever  
20 we have a position open and they put in  
21 their letters or they're telling us in  
22 the interview process that I've heard  
23 about you, I've read about you in  
24 magazines, I've been paying attention to  
25 what people are talking about in some of

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           the meetup groups, whether it's the civic  
3           tech meetup group or community meetup  
4           group, where they're talking about how  
5           great some of the civic technology in the  
6           City is and what the City itself is  
7           trying to do to promote that and be a  
8           part of that.

9                        So I don't think we're at a  
10           loss for those people finding us at all.  
11           I think we can do a better job in  
12           engaging those groups and making sure  
13           that the door is open for conversations,  
14           and I'm happy to do more of that.

15                        COUNCILMAN HENON: Well, that's  
16           great.

17                        Back to a few questions that  
18           I've had. So last year in the budget,  
19           you developed -- you know that we  
20           developed a personnel accountability  
21           system for the Fire Department. Can you  
22           describe how this operates and will it  
23           fully come online before the move to 401  
24           North Broad or is it up and running now?

25                        MR. WHEELER: No. I think that

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           that project is actually in the  
3           programmed phase. We haven't -- and I  
4           don't want to misspeak, so I will get  
5           back to you with the details on that, but  
6           I think it's still in the planning phase.

7                        COUNCILMAN HENON: So it will  
8           be for the transition when the entire OEM  
9           system goes over to 401 North Broad?

10                      MR. WHEELER: I will have to  
11           get back to you. I don't know if it's  
12           like 2020.

13                      (Witness approached witness  
14           table.)

15                      MR. YANAK: Councilman, Mitch  
16           Yanak again, Public Safety.

17                      COUNCILMAN HENON: Can you move  
18           your --

19                      MR. YANAK: I apologize.

20                      The personal accountability  
21           system is under a Capital Budget project.  
22           The money is reserved for that. We're  
23           waiting to work with the Fire Department  
24           to set the priorities. The Inquirer  
25           building is a little bit different than

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           the personal accountability system, but  
3           that money is reserved. We actually have  
4           a team from the Fire Department working  
5           with OIT in the planning phase, and  
6           they're assessing different products out  
7           there that may help the Fire Department  
8           moving forward.

9                        As far as a timeline when that  
10           will be finalized, it's too early to say,  
11           because they're just kicking the project  
12           off. The Fire Department had to wait  
13           until they had enough personnel. We  
14           actually have a project manager assigned  
15           to it from OIT.

16                       COUNCILMAN HENON: Is there a  
17           coordinated project manager working with  
18           OEM and Public Property as we make the  
19           transition over to 401?

20                       MR. YANAK: Yes. To 401, yes.

21                       COUNCILMAN HENON: Councilman  
22           Domb had mentioned the 911 system. So  
23           the 911 system, a few years ago it was --  
24           the contract had ended. And was it  
25           extended or did we do like the equipment

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           or did we just extend the service on the  
3           managed part of the --

4                       MR. YANAK: So 911 has a lot  
5           of --

6                       COUNCILMAN HENON: Because  
7           we're going to need a whole entire new  
8           system, correct?

9                       MR. YANAK: 911 has a lot of  
10          moving parts. It has -- the  
11          computer-aided dispatch is one part that  
12          Fire employees have that has the phone  
13          mechanism, which Mark spoke about earlier  
14          as one of our accomplishments this year.  
15          It also has radio technology.

16                      The problem with the 911 system  
17          is because the City was waiting for a  
18          decision as to what location they're  
19          going to put a new 911 Center, there was  
20          money being invested and the  
21          infrastructure was failing. It was  
22          breaking apart. So we had to address all  
23          the infrastructure to make sure 911 is  
24          working. As we're moving into the  
25          Inquirer building --



1 4/10/18 - WHOLE - BILL 180162, ETC.

2 COUNCILMAN HENON: When we move  
3 into the Inquirer building, we will have  
4 a new 911 system --

5 MR. YANAK: Yes.

6 COUNCILMAN HENON: -- that's up  
7 to date, managed services?

8 MR. YANAK: That is correct.

9 COUNCILMAN HENON: I think  
10 Verizon manages that or do you have  
11 multiple --

12 MR. YANAK: Yes. Verizon right  
13 now, we are close to a contract with them  
14 managing the call processing equipment,  
15 the 911 phone system. Verizon will  
16 continue to support us there. We have  
17 Motorola for the radio side. That's  
18 continuing to support us.

19 COUNCILMAN HENON: Do you use  
20 Philly Wireless for any of those  
21 communication, emergency communications  
22 that are --

23 MR. YANAK: Not at this time.  
24 The calls that are coming into the 911  
25 Center are usually landline, but 76

1 4/10/18 - WHOLE - BILL 180162, ETC.  
2 percent of them come in through wireless  
3 providers.

4 COUNCILMAN HENON: But the  
5 Wireless Philadelphia that has been  
6 abandoned in our neighborhoods all  
7 throughout our city has -- maybe it's  
8 operable, maybe it's not operable, maybe  
9 we use it for emergency uses only. What  
10 is the status of our Wireless  
11 Philadelphia equipment on our public  
12 property?

13 MS. CARTER: The current state  
14 of Wireless Philadelphia, all of the  
15 equipment has been removed. The leases  
16 remain in place, but the equipment is no  
17 longer located in any neighborhood or on  
18 any infrastructure.

19 COUNCILMAN HENON: So all the  
20 equipment was removed?

21 MS. CARTER: Yes, sir.

22 COUNCILMAN HENON: So we don't  
23 even need them for emergency for Police  
24 or Fire or any other kind of security?  
25 We don't use them all?

1 4/10/18 - WHOLE - BILL 180162, ETC.

2 MS. CARTER: We do not. The  
3 equipment was removed and then --

4 COUNCILMAN HENON: Is the  
5 service contract for any of them -- I  
6 mean, has that been abandoned as well or  
7 are we still paying for managed services  
8 for --

9 MS. CARTER: The only thing  
10 that is being paid for are the leases  
11 associated with the network. There are  
12 no other costs associated with it.  
13 Everything has been cancelled.

14 COUNCILMAN HENON: So who is  
15 managing that network? I mean, who are  
16 we paying for that network?

17 MS. CARTER: Associated with  
18 the leases that you mean?

19 COUNCILMAN HENON: Correct. If  
20 you don't know, you can provide it to the  
21 chair.

22 MR. WHEELER: We can get back  
23 to you. I think the clarification is  
24 that we're paying leases for the physical  
25 towers, not a service. So we leased

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           space on towers and have the cell  
3           equipment positioned there that was then  
4           operated by the --

5                        COUNCILMAN HENON:    On  
6           buildings?

7                        MR. WHEELER:   Well, no.   So the  
8           only things that are in our inventory are  
9           leases for tower locations that we  
10          continue to pay on.

11                      COUNCILMAN HENON:   Well,  
12          they're valuable space.

13                      MR. WHEELER:   Yes.

14                      And then in terms of public  
15          safety, they're all on the 800 megahertz  
16          network, and we have dedicated towers for  
17          those that we have a contractor maintain  
18          and keep --

19                      COUNCILMAN HENON:   And we have  
20          a plan for them?

21                      MR. WHEELER:   Yes.   Do we --  
22          no.   We're going to maintain them for the  
23          public safety services, the 800 megahertz  
24          towers.   We are having a study done to  
25          see if other cellular equipment could

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           possibly be put on there, but we want the  
3           study to confirm it before we would make  
4           any decisions.

5                        COUNCILMAN HENON: Right. So  
6           you mentioned Comcast and the franchise  
7           agreement and the lack of -- the  
8           statement was we have side letters.  
9           There are programs. It's your  
10          understanding that they're being used,  
11          but proprietary information is not being  
12          provided.

13                       With the lack of information  
14          and not knowing where we are with the  
15          digital divide, wouldn't it make sense  
16          to -- how do we know to strategically  
17          increase more people online ourselves  
18          without having that information provided  
19          to us?

20                       MR. WHEELER: Those are  
21          valuable data points. We should have  
22          them, yes.

23                       COUNCILMAN HENON: And, again,  
24          I go back to KEYSPOTS are important. We  
25          have to take things in our own hands if

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           somebody else isn't going to provide us  
3           with information. What if somebody wants  
4           to get their GED and they don't have --  
5           if they're not online or if the kids in  
6           our schools, they have to come home and  
7           they have to go in their program. You  
8           mentioned moving towards with the -- so  
9           we have Office of Property Data, Office  
10          Warehouse that collects a lot of data.  
11          We're moving towards more mobile apps and  
12          we can pay bills online or we can pay  
13          things online. I mean, it's almost like  
14          a PayPal. I mean, we do it to reserve  
15          parking spaces. I think the Parking  
16          Authority is already more advanced in  
17          some of those cases. And I hope we move  
18          towards all that, but we can't look over  
19          the fundamentals that people need to be  
20          online, and people just can't be set  
21          aside because we want to refocus in  
22          different areas just because some of our  
23          providers aren't giving us any kind of  
24          information.  
25                            Somebody had mentioned --

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           Councilman Greenlee had mentioned the  
3           Verizon franchise agreement that's going  
4           to be up in 2024, something like that. I  
5           mean, you're going to be negotiating a  
6           911 deal with them, right, for managing  
7           our 911 calls when we move over, when  
8           we -- if they're the provider, if they're  
9           still the provider. That's a good  
10          opportunity to really get them to engage  
11          in like neighborhood commitments and  
12          providing services for Philadelphians  
13          that aren't online.

14                        So all I ask is that you take  
15          advantage of opportunities that present  
16          itself in front of you as they come up,  
17          because I think moving to a \$48 million  
18          system -- well, not moving towards. I  
19          mean, a system that may cost \$48 million  
20          and then there may be management service  
21          fees on top of that, that they should  
22          really be a good partner in the City of  
23          Philadelphia prior to their franchise  
24          agreement opening up.

25                        And, last, where is Verizon on

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           their fit-out on their FiOS across the  
3           City of Philadelphia?

4                       MR. WHEELER: So Verizon has  
5           finished -- has about 302,000 residential  
6           households to complete their build-out  
7           under the obligation in the franchise.  
8           They have approximately 126,000  
9           residential households that remain  
10          subject to an exception recognized in the  
11          franchise agreement, meaning that Verizon  
12          couldn't get access to the building or  
13          was denied access to the building. We  
14          are working with them on that  
15          remediation, on getting those last 3,225  
16          accounts identified and -- I'm sorry;  
17          3,225. I apologize. There's 3,225  
18          residential households left to complete.  
19          And, again, those are largely due to  
20          accessibility issues that Verizon has  
21          noted, and we're working with Verizon to  
22          make sure that those do get completed by  
23          the end of May.

24                       COUNCILMAN HENON: Okay. Thank  
25          you.



1 4/10/18 - WHOLE - BILL 180162, ETC.

2 The Chair recognizes Councilman  
3 Domb.

4 COUNCILMAN DOMB: Thank you,  
5 Mr. Chairman.

6 I totally agree with Councilman  
7 Henon about these pathways for people in  
8 Philadelphia to get jobs, whether it's  
9 OIT or L&I. So I just want to put that  
10 out there.

11 But also, the new accounting  
12 system, last week I learned that we have  
13 not reconciled the payroll account of the  
14 City of Philadelphia since 2010 or the  
15 disbursement account, and I also noticed  
16 in the CAFR report dated June 30th of  
17 2017 that there's a \$33.3 million  
18 discrepancy of what's on our records  
19 versus what's in the bank. And so in the  
20 new accounting system, will there be a  
21 way for supervisors along the way and  
22 department heads to be notified through  
23 e-mails of whether or not accounts are  
24 reconciled timely, maybe 30, 45 days  
25 after the month closes, and warning signs

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           come up when it's more than three months?  
3           Some of these are seven years. I mean,  
4           that's really not good accounting on our  
5           part. And so what -- I can't go back,  
6           but I want to make sure we put in place a  
7           system that warns us going forward and we  
8           have all these safeguards in place. And  
9           that may be not just for reconciliations.  
10          That might be for other things, and it  
11          may be that going to people in our  
12          departments of government so they're  
13          aware that something is not being done  
14          properly and it calls attention to them,  
15          and if we're putting in a new system, now  
16          is the time to think about that.

17                   MR. WHEELER: I would agree.  
18           Those sound like great ideas. I think  
19           that requirements like that will come up  
20           in discussions with the business. So we  
21           haven't started any of the initiation  
22           around those plans yet. I think for the  
23           accounting system and FAMIS, we're just  
24           starting to look at what the internal  
25           project management team and sponsor in

1           4/10/18 - WHOLE - BILL 180162, ETC.  
2           the Department of Finance would look  
3           like.

4                    COUNCILMAN DOMB:   The more  
5           safeguards we can put in place, the  
6           better it will be for the City.

7                    We thank you very much for  
8           today, and thank you.   Thank you very  
9           much.

10                   Thank you.

11                   COUNCILWOMAN BLACKWELL:   Thank  
12           you, Councilman.

13                   Are there further questions,  
14           comments from anyone?

15                   (No response.)

16                   COUNCILWOMAN BLACKWELL:   So  
17           many people are left.

18                   All right.   There being none,  
19           this Committee will stand in recess until  
20           Wednesday, April 11th, 2018, 10:00 a.m.,  
21           at which time we will reconvene here in  
22           Room 400.

23                   Thank you very much.

24                   (Committee of the Whole  
25           adjourned at 4:15 p.m.)

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CERTIFICATE

I HEREBY CERTIFY that the proceedings, evidence and objections are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter, and that this is a true and correct transcript of same.

-----  
MICHELE L. MURPHY  
RPR-Notary Public

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Committee of the Whole  
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