

PHILADELPHIA HOUSING AUTHORITY  
QUEEN LANE DEVELOPMENT COMMUNITY MEETING

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Minutes taken at the PHILADELPHIA  
HOUSING AUTHORITY QUEEN LANE DEVELOPMENT  
COMMUNITY MEETING, taken at the Mt. Moriah  
Baptist Church, 5333 Pulaski Avenue,  
Philadelphia, Pennsylvania, 19144, on Thursday,  
August 14, 2014, beginning at approximately  
6:00 p.m., before Michele Matteo, RPR, CCR,  
License Number 30X100171200.

\* \* \*

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1 \* \* \*

2 MR. JOHNS: Good evening,  
3 everyone and welcome to our second  
4 community meeting focused on the  
5 implosion of the Queen Lane  
6 high-rise site.

7 Again, on behalf of the  
8 executive director, president, CEO  
9 Calvin Jeremiah, I want to thank the  
10 community for working with us over  
11 the past several years on this  
12 particular project. But before we  
13 get started as usual we'd like to  
14 have Reverend Hasty come up and  
15 begin our meeting with a prayer.

16 PASTOR HASTY: Good evening  
17 and welcome, everyone.

18 We just wanted to ask that --  
19 the men's room is on my left. The  
20 ladies room is on my right.

21 Also, no matter how  
22 passionate you feel, just govern  
23 yourself accordingly. If I was at  
24 your house you would want me to

1 govern myself accordingly. Amen.

2 THE AUDIENCE: Amen.

3 PASTOR HASTY: (Inaudible) we  
4 thank you for this gathering  
5 regarding the Queen Lane project.  
6 We thank you for the representatives  
7 that are here as well, and praise we  
8 touch all hearts and minds that we  
9 (inaudible) project in Jesus' name  
10 we pray. Amen.

11 THE AUDIENCE: Amen.

12 MR. JOHNS: Again, good  
13 evening. Can you hear me? Again,  
14 good evening. And we're going to go  
15 ahead and get started, but first  
16 before we get started fully, again I  
17 want to thank the community for  
18 working with the Housing Authority.  
19 It's been a long time coming to get  
20 to the point where we're able to  
21 demolish this particular public  
22 housing site. I want to thank our  
23 residents in particular, our public  
24 housing residents who have supported

1           this effort from the very beginning.  
2           And, again, I want to thank the  
3           public housing residents first and  
4           foremost for supporting us from the  
5           very beginning of this project. In  
6           fact, they were the ones who came to  
7           us and said to us many times, we  
8           have got to do something with the --  
9           the high-rise site. So I want to  
10          thank our resident leader here, Ms.  
11          Corliss Gray, in particular, for  
12          supporting this effort and really  
13          pushing the Housing Authority to  
14          move forward with working through  
15          this process.

16                 In addition to that, I want  
17          to thank the community folks for  
18          working with us, making us see  
19          differently in cases, in some  
20          instances, and working with us as  
21          partners. The consulting parties  
22          worked with the Housing Authority.  
23          We didn't always agree on everything  
24          over the past couple years, but at

1 the end of the process we learned a  
2 lot about the community and the  
3 community's desires, and hopefully  
4 the community learned a lot about  
5 the Housing Authority and the  
6 Housing Authority's ultimate desire  
7 to support the community and its  
8 concerns.

9 And one of the other things  
10 that's, of course, one of the most  
11 critical things about moving forward  
12 on this project is that we believe  
13 that we have come up with a final  
14 development plan that both will  
15 enhance the values and  
16 sustainability of the overall --  
17 overall community, but also honors  
18 the ancestors who were laid to rest  
19 in the former Potter's Field where  
20 the -- the part where the current  
21 high-rise site currently sits  
22 partially atop.

23 And so with that, again,  
24 there's a deep respect and honor for

1 those ancestors as we move forward.

2 So tonight, as like the first  
3 meeting, we're here to talk about  
4 what the next steps are. Our PHA  
5 staff has already been out in the  
6 field meeting with residents and  
7 giving them some information about  
8 what's going to happen on the  
9 implosion date. We have several  
10 times that the outreach workers will  
11 be coming out to the community,  
12 Saturday, August 16th, Wednesday,  
13 August 30th, Saturday, August 23rd,  
14 Tuesday, August 26th, and finally  
15 Saturday, August 30th. These  
16 outreach workers will be there  
17 meeting with individuals who live  
18 within what's considered the  
19 evacuation zone and the dust zone.  
20 There's a map -- site map. I know  
21 you can barely see it, but -- you  
22 can see it better here. Everybody  
23 has copies, okay.

24 So the evacuation zone is

1           literally -- literally a block zone  
2           around the high-rise. The dust zone  
3           is literally about a two block  
4           radius around the high-rise. And  
5           that's defined.

6                         Say hello to the councilwoman  
7           who just walked in and who is again  
8           another person who has been very  
9           supportive of this effort to get  
10          this blight influenced. So I want  
11          to thank you for all your support.

12                        So -- but our partners will  
13          talk a little bit more about that in  
14          terms of the evacuation zone and the  
15          dust zones. So remember those  
16          dates. The outreach workers will be  
17          wearing a white T-shirt which  
18          Nichole Tillman, who is our  
19          executive vice-president for  
20          communications, has. So when you  
21          see folks with this T-shirt on, they  
22          will also have PHA ID. They will be  
23          knocking on individuals' doors.  
24          They've already started. And they

1 have surveys that they'll be asking  
2 residents to fill out. The  
3 questions, do you have pets, do you  
4 have places for -- you know, to go  
5 for the day of the implosion and  
6 what will happen.

7 Before -- before -- one other  
8 housekeeping rule is for individuals  
9 that have questions, please come to  
10 the mic. We have a court  
11 stenographer who is taking notes.  
12 And state your name when you have a  
13 question. So Ms. Gray -- Ms. Gray,  
14 I'll need you to come to the mic.

15 MS. GRAY: It's not a  
16 question. It's an issue. Is there  
17 (inaudible) 5325 Pulaski on  
18 Saturdays?

19 MR. JOHNS: Yes, at 5325  
20 Pulaski Avenue, that will be  
21 available. Information will be  
22 available and the outreach workers  
23 will also be there, too.

24 So right now I want to

1           introduce our partners who are here,  
2           because the implosion is a very  
3           important event, and there are a lot  
4           of requirements and guidelines that  
5           the Housing Authority and its  
6           partners have to follow in order for  
7           it to be done successfully and  
8           appropriately.

9                        So -- and our partners are  
10           here tonight. The Office of  
11           Emergency Management, Samantha  
12           Phillips, who is the director  
13           (inaudible). Dan Bradley, who is  
14           the program manager. From the  
15           Licenses & Inspections we have Scott  
16           Mulderig, emergency services  
17           administration director. You can  
18           raise your hand.

19                      MR. McCARTHY: We don't have  
20           Scott. We have Al McCarthy, sir.

21                      MR. JOHNS: From Air  
22           Management we have Ed Weiner,  
23           environmental engineer. Raise your  
24           hand.

1 MR. WEINER: I'm back here.

2 MR. JOHNS: We need to have  
3 our partners sit up front.

4 Jim Santoro, who is our  
5 blaster, CDI. Nick Peetros, who is  
6 the senior project manager from  
7 Dale. We also -- Dale is our  
8 construction management firm who is  
9 responsible for the entire project  
10 from start to finish, from  
11 construction all the way through  
12 demolition and the new construction  
13 of the development.

14 Mary, who is our  
15 archeologist. She's been involved  
16 with the project throughout the  
17 entire process. We've had  
18 archeological excavations prior to  
19 getting to this point, so there's  
20 been a lot of work with respect to  
21 the former Potter's Field. Tom  
22 Kuhar, who is PHA head of  
23 construction. Len -- I'm not going  
24 to say his last name right now --

1           who is our senior construction  
2           manager on PHA's team. Matt is  
3           right next to him. He's a project  
4           engineer. Nicole Ward, who is our  
5           in-house architect. Who else do we  
6           have here? We have Jan who is here.  
7           He's with communications. And we  
8           have Nichole Tillman, who is head of  
9           communications, Nancy Lloyd, who is  
10          in communications, and Nadine, who  
11          is from our office, too. So those  
12          are our partners.

13                 So at this -- so at this  
14          point I'd like to ask Jim to come up  
15          and sort of talk about what's going  
16          to happen the day of the implosion.

17                 What I've been asked to do is  
18          tell you what the day is of the  
19          implosion. Everyone wants to know  
20          what day it is. And when I have --  
21          what I have done, I want to have  
22          Samantha Phillips, the director for  
23          the Office of Emergency Management,  
24          talk about the day and let us know.

1 MS. PHILLIPS: Great. Thank  
2 you. Good evening. It's great to  
3 see all of you.

4 I know Dan Bradley from my  
5 office was with you last time, last  
6 week. We understand that there was  
7 a lot of concern about the Sunday  
8 day, and so we took your feedback  
9 and Mayor Nutter was really  
10 interested in making sure that there  
11 was as minimal an impact to the  
12 community. And so he has advised us  
13 and we have confirmed with all of  
14 our public safety agencies, and  
15 we're going to do this on Saturday.

16 And just to very quickly walk  
17 you through our decision making  
18 process. It was, you know, we have  
19 always done this on Sundays. So we  
20 wanted to be really careful about  
21 making that change and really  
22 understanding at the end of the day  
23 it's public safety that is our first  
24 priority, and so we just really

1 wanted to spend the time going  
2 through our City risk management  
3 department, our Philadelphia Police  
4 Department and all of our partner  
5 agencies to make sure that we could  
6 do this just as safely on a  
7 Saturday. And we absolutely can.  
8 There might be a few more resources  
9 out there, but we're going to get it  
10 done. And I just want to say on  
11 behalf of Mayor Nutter, and I know  
12 Councilwoman Bass was working with  
13 him to make this change, so we're  
14 happy to do that. So thanks for  
15 your patience, and we are going to  
16 have a very successful implosion on  
17 Saturday.

18 MR. JOHNS: Thank you. It  
19 will be Saturday, September 13th.

20 JIM SANTORO: I'm not sure  
21 how many people were here last time  
22 and how many are new. Last time I  
23 showed video, and I want to do that  
24 again. I'd like to start off with

1 that, because I'd like you to focus  
2 on what happens when you take a  
3 building down. I want everybody not  
4 to bother thinking about or worrying  
5 about vibration as an issue. We  
6 will address that, and I'll talk  
7 about why later.

8 What I do want you to look at  
9 is what I do have a concern for, and  
10 that is dust. The dust is generated  
11 when you take the building down  
12 conventionally or by implosion. The  
13 big difference is it takes many  
14 weeks, four to six weeks to take a  
15 building that size down  
16 conventionally. You take down by  
17 implosion it's down literally in  
18 several seconds, and in that one day  
19 you deal with all of the dust that  
20 was generated.

21 For that reason, we can  
22 actually prepare you and help you  
23 mitigate any kind of problems you  
24 have with dust, whereas if it goes

1 on for week after week we really  
2 can't help you that much.

3 Nick, if you want to start  
4 that for me.

5 \* \* \*

6 (Whereupon the video was played. )

7 \* \* \*

8 JIM SANTORO: Okay. Dust.

9 What you just saw, you saw an awful  
10 lot of dust rising up as the  
11 building fell. The place where most  
12 of that dust goes and what you saw  
13 there, that's mostly the heavy  
14 particulate dust. That, when the  
15 building comes down, is going to  
16 fall very closely, within about 150  
17 to 250 feet, around the building  
18 we're taking down.

19 The lighter dust, which will  
20 rise up in the air following that  
21 settling, is going to go in whatever  
22 direction the wind is blowing. I  
23 can't tell you what direction it's  
24 going to blow that morning, so we're

1 going to protect everybody in an  
2 equal fashion as though it's blowing  
3 towards you. Most of the protection  
4 measures, as you move outside of  
5 that 250 foot radius, is going to be  
6 nothing more than closing windows,  
7 closing doors. If you have a crack  
8 under the door, making sure that you  
9 put a towel or something in front of  
10 it, making sure any of your air  
11 conditioning units are turned off if  
12 you have air conditioning. If you  
13 have exhaust fans, making sure  
14 they're turned off. Anything taking  
15 something in or out of the house  
16 will bring dust into it.

17 Where there are issues that  
18 we think need additional preparation  
19 we will identify those during the  
20 week prior to the implosion. We're  
21 going to be walking around in the  
22 neighborhood here trying to identify  
23 where we see things. I know we've  
24 got some wheelchair elevators and

1 things like that in the area that we  
2 will need a little special  
3 consideration.

4 Ed Burns, Geppert Bros.,  
5 they're actually the demolition  
6 contractors that have the majority  
7 of the work here. They're going to  
8 be assisting us in preparing for the  
9 implosion. We're here for three  
10 days. They're here for the entire  
11 duration. They're here now, and  
12 they will be here until all the  
13 debris is removed. They're very  
14 important people in the project.

15 That being said, we also will  
16 be conducting an outreach program in  
17 that week before the implosion.  
18 We're going to be knocking on every  
19 door and/or distributing leaflets in  
20 every single residence within this  
21 area. Anyone who is in this red  
22 zone here I will keep knocking on  
23 the door until I get an answer so I  
24 can speak to somebody to make sure

1 they know what's going on and that  
2 they understand that anything we're  
3 wrapping is for safety and their  
4 well-being.

5 That being said, let me  
6 describe the process of implosion.  
7 When you take a building down with  
8 explosives you're not blowing it up.  
9 You're actually just taking very,  
10 very tiny quantities of dynamite and  
11 disrupting the column's ability to  
12 support the building above it. As  
13 we take those out in a delay, in a  
14 sequence, we can make the building  
15 move in one direction or another.  
16 When the building falls, the  
17 farthest piece of debris or the  
18 farthest place that the debris is  
19 fallen and hits bare ground is about  
20 the height of the first floor. When  
21 that falls and hits the ground the  
22 debris from above it is now falling  
23 on essentially a cushion, an ever  
24 growing pile of debris. That's why

1 we're able to not have a tremendous  
2 amount of vibration. Most of that  
3 energy, instead of being directed  
4 into the ground, is actually  
5 consumed as it hits that debris pile  
6 and the debris scatters and moves.  
7 Most of the debris will fall within  
8 a 12 foot footprint of the building,  
9 12 foot outside. The pile  
10 afterwards will probably be about 35  
11 feet tall.

12 Once the debris is on the  
13 ground it's much easier for Geppert  
14 to control dust than it is when  
15 they're trying to take it down in  
16 midair, so that helps.

17 Following the implosion  
18 they're going to go through a lot of  
19 activity cleaning things up. We  
20 have a process. And I'll describe  
21 that as I get into the day of the  
22 implosion.

23 In that -- in two or three  
24 days prior to the implosion these

1 residences closest to the site are  
2 going to be inspected by a third  
3 party engineer. They go out and  
4 document existing conditions with  
5 photographs, and drawings, and video  
6 where necessary to see what is  
7 there. They create a baseline in  
8 case anyone thinks they had damage  
9 to their home and need -- wants to  
10 see if it was caused by the  
11 implosion or not.

12 We also are required under  
13 state law to put out seismographs,  
14 which measure the amount of  
15 vibration generated by the  
16 implosion. We will have at least  
17 six of them, and they will be at --  
18 they will be between the building  
19 and the closest structure in any  
20 given direction. Therefore, you  
21 also have a record of the vibration  
22 that was generated during an  
23 implosion. We already know that  
24 it's going to be well below that

1 level which would cause flaking in a  
2 preexisting crack in an older  
3 damaged masonry structure. If  
4 requested L & I will take possession  
5 of our records following the  
6 implosion if they so desire, at  
7 which point it's an official open  
8 document that anyone can take a look  
9 at.

10 The day of the implosion --  
11 and with that I'm also going to ask  
12 a little interaction with PHA to  
13 describe their activities that  
14 morning as well as ours. Early that  
15 day we have several buildings here,  
16 these, that need to be evacuated.  
17 Do we have someone here that can  
18 do -- can talk about the evacuation  
19 process?

20 MS. WARD: Good evening. The  
21 day of the implosion the outreach  
22 team, which is composed of about 16  
23 individuals, will knock on each door  
24 at 4:30 -- starting at 4:30 that

1 morning. We want to make sure  
2 everybody gets out on time and goes  
3 to where they need to be. If you  
4 have transportation, you are going  
5 to a relative's house, that's fine.  
6 If we are providing a shuttle for  
7 you, we will provide you the  
8 transportation if it is not  
9 available to you. By 6:00 in the  
10 morning everything has to be  
11 cleared. We have to account for  
12 every person that lives in those  
13 properties around the building.

14 If you are going to a  
15 relative the day before, we need to  
16 contact the relative that morning to  
17 insure you are where you are  
18 supposed to be and not at your  
19 property around the building to be  
20 demolished.

21 Once the building is down and  
22 the clean up efforts are done, there  
23 is no more dust, the roads are  
24 clear, you will be notified if you

1 are in the comfort zone. And that  
2 is something that the air management  
3 division of the City will define,  
4 because they have to test the air  
5 and make sure it's clean. If you  
6 are outside at a relative's house or  
7 if you are in the dust zone, you can  
8 contact that hotline. There will be  
9 realtime updates where we will tell  
10 you what streets are open, if you  
11 can open your doors.

12 Also, the day of the  
13 evacuation every car in the street  
14 in the dust zone and the evacuation  
15 zone has to be removed from the  
16 street. Cars that are not moved  
17 will be towed. I'm not sure to  
18 where. If the car is in your own  
19 driveway, that is fine. We would  
20 like you to move it just so dust  
21 doesn't pile on it.

22 Thank you.

23 The comfort center is at  
24 Cook-Wissahickon School, which is

1 about a mile and a half. We will  
2 define a pick up location in the  
3 neighborhood, also, unless you need  
4 Paratransit. And all of that  
5 information -- and this is why we  
6 are really insisting that you fill  
7 those surveys, so we can identify  
8 your needs. If you have food  
9 allergies, we don't want to hurt  
10 you. We want to make sure. If you  
11 take medication, we would like you  
12 to take your medication with you  
13 just so you have it there. So we  
14 want to try and make it easy on you.

15 If you have pets, you will be  
16 able to take your pets with you to  
17 the comfort center. They will be  
18 put in a different location in a  
19 different room. We ask you to  
20 provide carriers, or if it's a big  
21 animal, if it's a dog, a large dog,  
22 put him on a leash, but they will be  
23 in the same location.

24 JIM SANTORO: Thank you. As

1 she said, this is all leading up to  
2 the activity that's going to happen  
3 that morning. Approximately an hour  
4 before the implosion -- it's still  
5 scheduled for 7:25, correct?

6 MR. JOHNS: 7:15.

7 JIM SANTORO: For 7:15 in the  
8 morning. So a minimum of an hour  
9 before that police are going to have  
10 all the roads shut down in this area  
11 cleared, and we are looking to make  
12 sure that we don't have anyone else  
13 left in the area that needs to go  
14 anywhere or needs to come out of  
15 their house.

16 People in this blue zone can  
17 stay in their residences if they  
18 need to or want to, but we ask that  
19 you not go outside, not get on your  
20 rooftop, and not stand in front of  
21 an open window or leave a window  
22 open because you've got a view. The  
23 problem with that is you might get  
24 dust inside, and then that's not

1 what we want to have happen for you.

2 At 7:15 the building will  
3 come down. Following that we have a  
4 brief safety inspection procedure  
5 that we have to go through, and then  
6 very shortly after that as  
7 determined by wind direction,  
8 they'll start at the outer edge of  
9 wherever that dust has landed and  
10 start cleaning and bringing it in.  
11 The idea is to open the area up as  
12 quickly as possible.

13 As the areas are cleaned the  
14 health department reviews those  
15 areas and determines whether or not  
16 they've been cleaned to a  
17 satisfactory level. The contractor  
18 doesn't make the determination. The  
19 health department does. Again,  
20 they're looking out for your safety.  
21 They don't want to leave it up to a  
22 contractor just to go as far as they  
23 think they want to.

24 Anyway, as the health

1 department clears areas, the police  
2 then in concert with them will  
3 decide what streets can be opened up  
4 and in an orderly fashion so as to  
5 get traffic flowing. This area  
6 right in here is going to be the  
7 dirtiest area. That's probably not  
8 going to open up until close to noon  
9 or at least three and a half, four  
10 hours afterwards. That's the area  
11 that will take the most. These  
12 outer areas should open up  
13 relatively quickly.

14 Do you have any questions?

15 MR. JOHNS: Thank you. At  
16 this time I'd like to ask  
17 Councilwoman Bass to come up.

18 COUNCILWOMAN BASS: Good  
19 evening, everyone.

20 So number one, I want to  
21 thank everybody for being here, for  
22 coming out, for being involved.  
23 This has been a long process, and it  
24 is progress, and it didn't always

1           feel like progress. I think that,  
2           you know, the pride that we're going  
3           to see, the end result is going to  
4           be really attractive. It's going to  
5           be good for the neighborhood. It's  
6           going to be an asset to the  
7           community. And so I'm just really  
8           excited about what the future holds,  
9           but we want you to know that we're  
10          here if you have any questions,  
11          comments, concerns. Our office will  
12          be here. We'll be out on the day of  
13          the implosion. Our entire staff  
14          will be out. You know, if there's  
15          anything that we can do to be  
16          helpful we want you to call on us.  
17          We're here to serve. We take it  
18          very, very seriously. And so we  
19          want you to feel free and feel  
20          comfortable to reach out to us as  
21          well.

22                        So I want to thank everybody  
23          from the community who is here  
24          tonight, especially those who live

1           closest -- yes, sir. Do you want to  
2           come up to the microphone?

3           I want to thank everybody who  
4           lives in the community. I want to  
5           thank all of the folks who are  
6           working on this project, PHA and all  
7           the others. And I think at the end  
8           of the day, you know, I'm very, very  
9           hopeful about what we're going to  
10          see added to this community. Yes,  
11          sir.

12                   UNIDENTIFIED SPEAKER:

13          Question, first of all --

14                   MR. JOHNS: State your full  
15          name -- state your name for the  
16          record.

17                   UNIDENTIFIED SPEAKER:

18          (Inaudible) a lot of people work.  
19          Is there going to be a card or a  
20          number put in the door where they  
21          can call you so that they can make  
22          an appointment for somebody -- like  
23          from the church we all work. Will  
24          there be a way that they can leave a

1 card in the door or something so  
2 that we can leave -- make sure  
3 somebody is there in the event you  
4 have to come in the building.

5 We are definitely -- and  
6 excuse the terminology that I'm  
7 about to use -- we're in the  
8 (inaudible). Is there going to be a  
9 way that you -- that you can leave  
10 us a card or set an appointment up  
11 for you to come in and see the  
12 building if you have to?

13 JIM SANTORO: What we do is  
14 we have an instructional pamphlet  
15 which covers things about closing  
16 windows, turning off air  
17 conditioning, making sure your  
18 exhaust fans are turned off. At the  
19 bottom of that is my name and my  
20 phone number.

21 UNIDENTIFIED SPEAKER: So we  
22 will be able to --

23 JIM SANTORO: If I don't  
24 catch you when I come by, you can

1 call me, and I will make -- I'll  
2 find out when you are going to be  
3 available and when you are home.  
4 It's a very casual thing. I'm going  
5 to be here in Philadelphia during  
6 those last couple of days.

7 UNIDENTIFIED SPEAKER: All  
8 right. Thank you.

9 JIM SANTORO: Thank you.

10 MS. BASS: So if there's any  
11 other questions, folks, come on up,  
12 but I want to thank you all for  
13 being out here tonight.

14 Again, if you have any  
15 questions you can reach out to the  
16 folks, you know, once they provide  
17 the contact information, or you can  
18 call our office at 215-686-3424.

19 Yes, sir, did you want to  
20 come up?

21 MR. JOHNS: If this -- if you  
22 have questions for the councilwoman  
23 then come up, but if you have  
24 questions for the team about

1           implosion and other things, then  
2           please hold your questions, because  
3           what I want to have is our partners  
4           -- I do want to have our partners  
5           who are here tell us what it is that  
6           they're responsible for with regard  
7           to the implosion and the implosion  
8           day. So if you can hold your --  
9           unless you have a question  
10          specifically for the councilwoman,  
11          if you can hold your questions just  
12          for a couple -- a couple more  
13          minutes so that -- so that our  
14          partners can tell us what their  
15          responsibilities are, because they  
16          may actually answer your questions.

17                   UNIDENTIFIED SPEAKER: This  
18                   deals with --

19                   MR. JOHNS: You must come to  
20                   the mic, speak to the mic first --  
21                   and state your name for the record.

22                   MR. HAYES: My name is Ron  
23                   Hayes. I'm the committeeman for the  
24                   12th ward 24th division.

1 My question concern's have  
2 they -- are they in the time zone to  
3 finish up that asbestos?

4 MR. JOHNS: Yes. The answer  
5 to your question -- the short answer  
6 is yes.

7 MR. HAYES: It is?

8 MR. JOHNS: Yes,

9 MR. HAYES: Are you absolutely  
10 positive?

11 MR. JOHNS: Do you want to  
12 answer that question from the  
13 contractor's demolition contract?

14 Just so you know they have  
15 to get the clearance from air  
16 monitoring that it's safe before  
17 they can move forward.

18 Good.

19 MR BURNS: I'm Ed Burns with  
20 Geppert Bros. We're the demolition  
21 contractor.

22 The abatement is under way  
23 now. It's probably a little more  
24 than 50 percent done. As each floor

1 gets finished, the abatement gets  
2 done, there's testing done, and then  
3 at the end of the job there will be  
4 a final clearance of the whole  
5 building by Philadelphia Air  
6 Management to make sure that there's  
7 no asbestos left in the building  
8 prior to the implosion.

9 MR. HAYES: Okay, so you are  
10 saying -- they're at the sixth floor  
11 now?

12 MR. BURNS: They're not  
13 working top to bottom, because of  
14 the way the building gets shocked.  
15 They are on several floors on  
16 different locations at the same  
17 time.

18 MS. WILKINS: Okay. My name  
19 is Barbara Wilkins, and what I'm  
20 concerned about, you talked about  
21 the dust, okay. Can surgical masks  
22 be given out to people for the dust?  
23 I, for one, am allergic to dust.

24 MR. JOHNS: Do you want to

1 talk about what -- what's going to  
2 happen on that day with the dust.

3 JIM SANTORO: One of the  
4 reasons we're asking you not to be  
5 outside of your house or not to be  
6 in the area during the implosion is  
7 because we don't want you to be  
8 exposed to dust. The dust is going  
9 to be cleaned up prior to your  
10 returning to your home, or if you  
11 are staying in one of the houses out  
12 here in the blue area prior to the  
13 health department saying it's okay  
14 to open that area up.

15 So what we're going to tell  
16 you is don't come out until the dust  
17 is no longer there, and that's going  
18 to take approximately, depending on  
19 where you live, anywhere from 45  
20 minutes to possibly four hours after  
21 the implosion.

22 MS. WILKINS I'm at Alfred  
23 Street, right at Penn and Alfred  
24 right across the street.

1                   MR. JOHNS: You're in the  
2                   evacuation zone, so you won't be  
3                   there.

4                   JIM SANTORO: You won't even  
5                   be there at that time. And, again,  
6                   that's one of the reasons why we  
7                   don't want you there. It's also one  
8                   of the reasons why implosions are  
9                   sometimes chosen, because you can --  
10                  instead of being exposed to dust  
11                  week after week after week in a  
12                  small quantity, we keep you out  
13                  while all of the dust is generated.  
14                  Thank you.

15                  MR. JOHNS: Yes.

16                  UNIDENTIFIED SPEAKER: Hi, my  
17                  name is (inaudible) and I live on  
18                  the 200 block of West Penn Street,  
19                  so I have several concerns, one of  
20                  which is that I live here, I open my  
21                  mail, I get it all the time, and I  
22                  didn't know about half of these  
23                  meetings. And the other half of  
24                  these meetings took place where I

1 had a job where I worked at night.  
2 So, A, can we have something in  
3 writing about this? I don't  
4 understand why the information on  
5 the dust, the abatement, where the  
6 people can be evacuated to isn't  
7 being provided to people now,  
8 because I'm kind of leery is  
9 something to go on the door with  
10 (inaudible) so that's the first  
11 thing.

12 The second thing is after how  
13 are you determining who lives in  
14 these houses and making sure they're  
15 aware of when this implosion is  
16 going to take place?

17 And back to the dust thing,  
18 is this implosion taking place  
19 regardless of what the weather is  
20 like, or does it change based on  
21 what the weather is like?

22 MR. JOHNS: Okay. I'll  
23 answer your first question. The  
24 first two questions are about the

1 outreach, and we have outreach teams  
2 that are going out -- I gave you the  
3 dates when the outreach teams are  
4 going out to speak to -- and they  
5 have to talk to everybody within the  
6 evacuation zone. They need a survey  
7 from everybody in the evacuation  
8 zone, because we need to make sure  
9 on the day of the implosion that  
10 everybody that resides in those  
11 houses that are in that evacuation  
12 zone are evacuated. They cannot be  
13 in their houses or in their  
14 apartments at that time. So they  
15 have to contact -- make contact with  
16 everybody who lives in the  
17 evacuation zone.

18 Outside of the evacuation  
19 zone there will be notices for --  
20 information notices that will be  
21 handed out to all of the properties  
22 within the -- the dust zone. In  
23 addition to that, there is a  
24 hotline, number 215-684-3001.

1 That's the Philadelphia Housing  
2 Authority hotline number. And that  
3 number is available now. You can  
4 call and ask any question that you  
5 have regarding this project and  
6 implosion and someone will get back  
7 to you with the answer. So that  
8 number will be available from now  
9 until -- even after the -- after the  
10 implosion takes place and people  
11 want to know is it safe for me to go  
12 back into my block, you can call  
13 that -- that hotline number, and you  
14 will get realtime information about  
15 who or what blocks are now open. So  
16 if you're going somewhere completely  
17 outside of the neighborhood, you can  
18 call that number and see whether  
19 it's safe to go back to your -- to  
20 your house or to your apartment, and  
21 it will be realtime information.

22 And so that pretty much  
23 answers the question on information.  
24 You can also go to PHA's website,

1           www.PHA.phila.gov, and under the  
2           Queen Lane tab you will see all the  
3           information. You will see -- in  
4           fact, if you want to know about the  
5           history of this entire project, all  
6           of the notes from the -- from the --  
7           from the court stenographer are  
8           available. All of the things that  
9           we've talked about over the years is  
10          all available on the website. The  
11          plans are there and everything. So  
12          that information is available.

13                 So the dates that I mentioned  
14          when people will be out talking to  
15          the community, keep those dates in  
16          mind. If we can't reach you at that  
17          time we have to go back and make  
18          sure that we talk to the folks that  
19          are within the evacuation zone.

20                 You can answer the last  
21          question.

22                 JIM SANTORO: And if I can  
23          ask you to repeat your last  
24          question.

1 UNIDENTIFIED SPEAKER: The  
2 weather.

3 JIM SANTORO: Oh, the  
4 weather. The only kind of weather  
5 conditions that would prevent us  
6 from going forward with this would  
7 be ones that prohibit visibility.  
8 That or a -- and that has to do with  
9 safety. We want to be able to say  
10 that we can see the entire area and  
11 that we know it's clear.

12 The other thing that could  
13 prohibit us from going forward would  
14 be a thunderstorm that is passing  
15 directly overhead. By law we're not  
16 permitted to blast during a  
17 thunderstorm. Typical delays caused  
18 by weather generally last no more  
19 than 15 to 20 minutes, 30 minutes  
20 tops. We will know heading into  
21 this whether or not we expect to  
22 have bad weather at that time and  
23 have a good idea.

24 MR. JOHNS: At this time -- I

1 just -- bear with us. I want to ask  
2 our partners to come up and let us  
3 know, let the community know what it  
4 is -- what role they play in this --  
5 in this process.

6 So I'm going to ask -- Dan,  
7 do you want to come up and talk --  
8 Dan -- this is Dan Bradley with the  
9 Office of Emergency Management. So  
10 I just want you to hear from the  
11 Office of Emergency Management in  
12 terms of what their roles and  
13 responsibilities are with respect to  
14 the implosion.

15 MR. BRADLEY: I'm Dan Bradley  
16 from the Office of Emergency  
17 Management, and in brief our role in  
18 this implosion is to help coordinate  
19 the process, and that's both before  
20 and after this implosion.

21 So what we're doing now is  
22 currently working with all the  
23 agencies, specifically PHA, to help  
24 get through this process. There's a

1 lot of planning that goes on, and  
2 we're here to support them and our  
3 other agencies. We'll also be here  
4 the day of, and that's what I mean  
5 on the other side of the implosion.  
6 So we're helping with the support at  
7 the Cook-Wissahickon school.

8 Again, I'd just like to  
9 reiterate, you can take your pets  
10 with you. But I would also  
11 recommend if you have another place  
12 to stay, with friends and family, we  
13 really encourage that.

14 Additionally, if you are going to  
15 Cook-Wissahickon School or you are  
16 leaving your home, please remember  
17 to take any daily medication you're  
18 required to take with you.

19 The final thing is during the  
20 implosion, again, we'll be here and  
21 we'll be working to coordinate the  
22 cleanup as quickly as possible and  
23 get that information what streets  
24 and blocks are clear and when

1 residents can return to PHA's  
2 hotline as well as directly to the  
3 comfort center at Cook-Wissahickon  
4 so we can get you back in. Any  
5 questions?

6 UNIDENTIFIED SPEAKER: I  
7 think it's Kelly School, not  
8 Wissahickon School.

9 MR. BRADLEY: It originally  
10 was, but Cook-Wissahickon ended up  
11 being the best place for us.

12 MS. GRAY: Where is that at?

13 MR. BRADLEY: It's only about  
14 a mile and a half away.

15 UNIDENTIFIED SPEAKER: This  
16 is off of Ridge.

17 MR. JOHNS: We're going to  
18 provide -- we're going to provide  
19 that information as part of the  
20 distribution. Again, it will be  
21 available on the website, too.

22 MS. GRAY: Do you know where  
23 it's at?

24 MR. JOHNS: I don't know the

1 exact address. I don't want to --  
2 we'll provide you exactly the exact  
3 address.

4 At this time I'd like to ask  
5 Al McCarthy from the Licenses &  
6 Inspections emergency services  
7 division to come up and tell us  
8 Licenses & Inspections'  
9 responsibilities.

10 MR. McCARTHEY: Good evening,  
11 everyone. My name is Albert  
12 McCarthy. I'm the supervisor of  
13 the contractual service unit for L &  
14 I.

15 We handle all the demolitions  
16 in the City, private and City  
17 ordered demolitions.

18 What I plan to do or what our  
19 job will be once I coordinate it  
20 with the demo guys, is we'll be a  
21 second set of eyes on the prior  
22 inspections and any post inspections  
23 that need to be done.

24 Any complaints you have of

1 anything that may have happened  
2 during the demolition, you can call  
3 into us as well as the demolition  
4 contractors, and we'll investigate  
5 them and see what we can do for you.

6 MR. JOHNS: Ed is from Air  
7 Management.

8 MR. WEINER: My name is Ed  
9 Weiner. I work with Air Management  
10 Services. We are the air pollution  
11 regulatory agency for the City of  
12 Philadelphia, part of the Department  
13 of Public Health.

14 We have a few roles. First  
15 we have an asbestos unit that makes  
16 sure that any asbestos removal in  
17 the City is done properly within  
18 regulations. We are responsible for  
19 approving a -- what's called an  
20 operations dust control plan, which  
21 the contractors have to submit just  
22 various things they have to do  
23 throughout the process. Part of  
24 that includes an air monitoring

1 plan. They will be -- I don't have  
2 -- basically air sampling of certain  
3 things surrounding the imploded  
4 building, we have to approve that  
5 and make sure -- I believe it has  
6 ten locations, it's kind of  
7 scattered around. I don't remember  
8 where they are. So whichever wind  
9 direction the wind ends up blowing  
10 it will be hitting monitors, and  
11 they will monitor for particulates,  
12 asbestos and whatnot.

13 We also have people there the  
14 day of the implosion to kind of  
15 oversee the cleanup. When the  
16 contractor will send water trucks  
17 and stuff out to clean up the  
18 section, people will check it out  
19 and make sure it's been cleaned  
20 properly and say, yes, it's okay or  
21 no, get that. That's our main roles  
22 in the process.

23 MR. JOHNS: Thank you. And  
24 at this time I'd like to have Ed

1 Burns from Geppert Bros. Geppert is  
2 the demolition contractor.

3 MR. BURNS: We are currently  
4 doing the abatement on the building.  
5 We're prepping the building per  
6 CDI's specifications for the  
7 implosion. We'll be doing the  
8 protection work around the perimeter  
9 that CDI recommends to us. And  
10 after the building comes down we'll  
11 be cleaning up all the -- all the  
12 debris from the site.

13 MR. JOHNS: Thank you.  
14 Nichole just handed me the address  
15 for the Cook-Wissahickon school.  
16 It's 201 East Salaignac,  
17 S-A-L-A-I-G-N-A-C, okay.

18 UNIDENTIFIED SPEAKER: Spell  
19 that again.

20 MR. JOHNS:  
21 S-A-L-A-I-G-N-A-C.

22 MS. GRAY: Do you have --

23 MR. JOHNS: It says the cross  
24 street is Raighter, R-A-I-G-H-T-E-R.

1 PASTOR HASTY: It's on the  
2 other side.

3 MR. JOHNS: So that's where  
4 the comfort zone will be. There  
5 will be transportation that will be  
6 made available on the day of the  
7 implosion. Prior to that date, we  
8 will be notifying the community and  
9 the affected individual families,  
10 whomever, where the pickup locations  
11 will be.

12 With these glasses I can  
13 barely see. Is this it? So it's on  
14 the other side of Henry Avenue.

15 PASTOR HASTY: Between Henry  
16 and Ridge.

17 MR. JOHNS: Between Henry and  
18 Ridge, okay. So this is where we  
19 are. This is where we are. This is  
20 where the comfort center is. Okay?

21 So, again -- so at this time  
22 we'd like to take questions. If  
23 anybody has any questions please  
24 come to the mic, state your name for

1 the record, and we can answer your  
2 questions. Also, I don't know --  
3 did everybody get a questionnaire?  
4 Nichole, did we hand out  
5 questionnaires here?

6 MS. TILLMAN: Yes.

7 MR. JOHNS: So these are the  
8 questionnaires. You can feel free  
9 to fill those out here today. And  
10 this is the information, very simple  
11 basic information that we want to  
12 know about you, particularly if you  
13 live in the evacuation zone -- in  
14 the boundaries of the evacuation  
15 zone. They are essentially Queen  
16 Lane, Pulaski, Priscilla and Penn,  
17 literally the blocks right around  
18 the high-rise. Okay. Yes, sir.

19 (Inaudible)

20 MR. JOHNS: Correction. Duly  
21 noted, Wednesday -- these are the  
22 dates for the outreach workers,  
23 Saturday August 16th, Wednesday  
24 August 20th, and Saturday August

1 23rd. Sorry for the typo. Okay.

2 August 30th. I'm sorry, August  
3 20th.

4 MS. GRAY: They first told me  
5 Saturday, too, but it's Saturday and  
6 Wednesday.

7 MR. JOHNS: It's the 20th.  
8 Okay.

9 MS. TILLMAN: I know there's  
10 been a lot of questions that --  
11 about the specifics, people want it  
12 in writing. At the next meeting all  
13 this will be in writing, the  
14 important questions for you, but we  
15 wanted to make sure we have the  
16 correct date before we gave you any  
17 information. Yes, we're going to  
18 have it in writing. Next time we  
19 have a meeting we'll have this in  
20 writing for you. We don't have it  
21 today, but we wanted the correct  
22 information to go out consistently.

23 MR. JOHNS: And we wanted to  
24 have the date.

1 MS. TILLMAN: We wanted to  
2 have the date.

3 MR. JOHNS: At the last  
4 meeting, if you recall, I gave you  
5 the date of the 14th, because we had  
6 -- we didn't receive the waiver from  
7 the -- from the managing director's  
8 office, but, you know, thanks to the  
9 community and the councilwoman, you  
10 know, wanting to have that date  
11 moved, it was effectively -- it  
12 moved. So we're glad to have -- to  
13 have the mayor support the  
14 community's wishes on that  
15 particular issue.

16 Yes, sir.

17 MR. WATERFORD: Good evening.  
18 My name is John Waterford. I  
19 basically only have I believe one  
20 concern at this point, and that's  
21 the dust, okay. And I heard various  
22 representatives talk about that this  
23 area is going to be closed off until  
24 the dust is removed, for lack of a

1 better word, okay. However, I got a  
2 property who has property in the  
3 back, property on the side, property  
4 that you're not going to be able to  
5 get to. Do you follow me? You're  
6 going to get out to sweep the street  
7 out front and sweep the sidewalk out  
8 front, but you're not going to be  
9 able to get in my back yard to sweep  
10 nothing. You're not going to be  
11 able to get on my roof to sweep  
12 nothing.

13 So my question is this, how  
14 dangerous is the dust? I mean, if  
15 you had to go through -- if you  
16 can't open up the area until the  
17 dust is removed, then that tells me  
18 something's up with the dust.

19 JIM SANTORO: The reason that  
20 they don't want you in there during  
21 the cleanup is that as you go about  
22 cleaning up, it constantly  
23 re-entrenches the dust in the air  
24 until they finish cleaning. They

1 don't want you in there while it's  
2 being stirred up.

3 The issue of the dust is not  
4 that it's a hazardous component.  
5 It's just that it is irritating. If  
6 you have asthma it can bother you.  
7 Just plain dust can be irritating to  
8 people. This dust is composed of  
9 brick, mortar, concrete, and that's  
10 -- that's what it is -- it is --  
11 what it contains.

12 The air monitoring that's  
13 going on -- and this has been done  
14 on not all, but probably for the  
15 last 25 years the implosions that  
16 we've done in the City. The health  
17 department has required that  
18 sampling be done before the  
19 implosion, during the implosion, and  
20 after the implosion. They then  
21 analyze -- or they don't, but the  
22 company that was hired to analyze  
23 those samples and determine whether  
24 or not there was anything in the

1 dust when it came down that would be  
2 hazardous. They have never found in  
3 25 years I've been doing this any  
4 significant change in the air  
5 quality before and several hours  
6 afterwards.

7 MR. HAINES: Good evening,  
8 Bradley Haines (inaudible) 8th  
9 district.

10 As far as the comfort zone  
11 that you're going to be traveling  
12 and having these people go to these  
13 facilities, are you going to be  
14 providing food and water?

15 MR. JOHNS: Yes, we will be.

16 MR. HAINES I don't know how  
17 you're going to deal with the  
18 animals. That's another thing.

19 As far as how the dust  
20 travels, are you going to tell me  
21 that the dust will stay in the blue  
22 zone area and it might travel  
23 outside of -- I think the gentleman  
24 was saying it briefly might go past

1 (inaudible) school, it depends how  
2 the weather is blowing, you're  
3 saying?

4 MR. JOHNS: Can you describe  
5 what happens --

6 MR. HAINES: Just in case it  
7 comes out of the blue zone there.

8 JIM SANTORO: When the  
9 building comes down, we generate two  
10 different types of particulates, one  
11 is very, very heavy and one will not  
12 remain airborne. What carries the  
13 dust out of the building, as the  
14 four slabs slap together, it's like  
15 an accordion, and it pushes all that  
16 dust out. It's a high velocity low  
17 volume push of air. That is going  
18 to die off right in this area. Then  
19 what happens is you see a cloud of  
20 -- I call it like dust, but it's  
21 very visual. It's a cloud of dust.  
22 And whichever way the wind is  
23 blowing it will -- let's say the  
24 wind is blowing this way, it will

1           billow up in the air, the wind hits  
2           it, and it will start to travel this  
3           way (indicating).

4                       This zone is based on an  
5           expectation of how far it might  
6           reach ground level. At some point  
7           it starts to move above ground level  
8           and starts to travel off up in the  
9           air, and it literally -- by the time  
10          it settles to the ground it can be  
11          100, 125 miles from here, and very,  
12          very dilute at that point.

13                      MR. HAINES: Okay. As far as  
14          -- just a second. The trucks from  
15          Geppert taking all that debris out  
16          of here, those big heavy  
17          tractor-trailer trucks that you'll  
18          be using, is there a specific route  
19          that you're going to be using to  
20          travel? Because I know how big and  
21          heavy that stuff will be, and I know  
22          it has to be properly traveling,  
23          what, maybe a good month, same route  
24          coming in and out. Do you have some

1 type of blanket security for the  
2 neighborhood or those areas that  
3 you'll be traveling coming out?

4 MR. BURNS: To answer your  
5 question, it will probably be about  
6 four weeks to clean up. So trucks  
7 will be running for about four  
8 weeks. There will be a specific  
9 route out, although I apologize, I  
10 don't know what that route is right  
11 at the moment, but we will figure  
12 that out and let you know.

13 As far as protection and  
14 stuff before the implosion happens,  
15 we will video the sewers around the  
16 perimeter of the block so -- and  
17 that -- then we will revideo them  
18 after the implosion so we can show  
19 that there's no damage to the -- to  
20 the --

21 MR. HAINES: How long do you  
22 have to stay out of your facility or  
23 the building at your house? I think  
24 -- like an hour, maybe a good ten

1 hours that you have to stay away or  
2 shorter or longer?

3 JIM SANTORO: Well, from the  
4 -- how long in advance you leave  
5 your house from the implosion will  
6 be determined on whether you are  
7 part of the evacuation crew or  
8 whether you left the day before.  
9 From the time of the implosion until  
10 the last part of the property is  
11 cleaned up is typically about three  
12 and a half to four hours. And,  
13 again, that's just a typical. I  
14 can't say exactly how long it's  
15 going to be, but it shouldn't be --  
16 it should not be ten hours.

17 MR. HAINES: Two more  
18 questions, and I'm out of here.

19 Jobs for the people -- or for  
20 the community. Some of these  
21 younger guys -- the last meeting we  
22 had up here you guys were all  
23 talking about jobs. If we can get  
24 some jobs for the people in the

1 community cleaning up or something  
2 from Geppert that would be truly  
3 appreciated? We've got to help each  
4 other out here.

5 And my next question is if we  
6 can, next year after all this is  
7 went down, taken away, ask people if  
8 they want to go to a doctor to see  
9 whether or not they have developed  
10 any type of anything, is that  
11 feasible, or is that something you  
12 can think about, because this stuff  
13 will be traveling? It will be  
14 traveling. So give it a whole year.  
15 If you feel as though something is  
16 wrong with you, go to a doctor, if  
17 you will be knowledgeable about it  
18 would be a great help. Thank you.

19 MR. FEFFARO: Sir, with  
20 regard to your -- by the way, my  
21 name is Jay Ferraro, vice-president  
22 of operations for Dale Corporation.  
23 All of our subcontracts are  
24 basically tied to the same terms and

1 conditions as are with the  
2 Philadelphia Housing Authority, and  
3 the Philadelphia Housing Authority  
4 requires that we, as well as our  
5 subcontractors, do a community  
6 outreach. And we have minimum  
7 requirements for hiring directly  
8 from the community as well as PHA  
9 residents in section 3. So we will  
10 be doing an outreach on site to make  
11 sure that there are folks who are  
12 interested in getting a job, will  
13 have an opportunity to apply, and  
14 that will be turned over to our  
15 subcontractor Geppert for their  
16 review. And people can be  
17 interviewed. And hopefully we're  
18 going to be providing some jobs here  
19 for the clean up process. We  
20 definitely will be having a job fair  
21 and providing jobs for folks for the  
22 construction itself. There are  
23 going to be more opportunities  
24 during the construction phase

1           itself.

2                   MS. GRAY: I have a question  
3           that goes --

4                   MR. JOHNS: I love you to  
5           death, but I'm going to have to tell  
6           folks that are raising their hands I  
7           am not going to answer you. We have  
8           people that are standing here, and  
9           it's unfair to them to stand and  
10          wait to speak on the microphone.  
11          It's different if you can't get up.  
12          I'm not going to make somebody get  
13          up if they can't. But wait a  
14          minute, let's -- is it -- I'll take  
15          you right after the -- the -- see,  
16          rules are made to be broken, right.  
17          That starts chaos, so I just want to  
18          make sure.

19                   MS. GRAY: I just want an  
20          answer to his question. What is the  
21          requirements of how you hire? I  
22          know how I think it is, but I want  
23          everybody to hear.

24                   MR. FERRARO: In regard to

1 individuals applying for jobs, we  
2 have a requirement of a best effort  
3 of a minimum 30 percent of section 3  
4 residents.

5 MS. GRAY: No, that's not the  
6 way I understand it. I understood  
7 it to be residents that live in the  
8 building that --

9 MR. JOHNS: What she's  
10 referring to is priorities. And the  
11 list is public housing residents,  
12 residents in the community, and  
13 residents in the larger community.  
14 That's the goal under section 3, and  
15 that's in the -- and that's in the  
16 HUD guidelines. Yes, ma'am.

17 UNIDENTIFIED SPEAKER: Okay.  
18 Thank you. I just have a couple  
19 things to say. Many of my questions  
20 were answered by the superb  
21 questions already asked, and I thank  
22 everybody for doing that.

23 I also wanted to say it's  
24 very impressive to see these ladies

1 and gentlemen that are professionals  
2 trying to do a good job. I thank  
3 you very much for that.

4 MR. JOHNS: Please state your  
5 name.

6 UNIDENTIFIED SPEAKER:  
7 (Inaudible) I lived down the street  
8 for the last 35 years.

9 So just practical questions.  
10 I'm slightly outside of your blue  
11 line there. I want to know for  
12 those inside the blue line and those  
13 just outside the blue line what  
14 should we see three to four hours  
15 after this implosion. Are our  
16 porches going to be covered with  
17 dust? Are our vegetable gardens  
18 going to be covered with dust,  
19 especially for those closer to the  
20 implosion? What is Geppert going to  
21 clean up of that? Is it just the  
22 streets and the sidewalks? Are they  
23 going to come in on private property  
24 and help to clean up?

1                   JIM SANTORO: I will say that  
2 right in closest here I believe that  
3 concerns over stairways, things like  
4 that, those will be cleaned off.  
5 When you get out on the other side  
6 of this first row of houses here  
7 there is not going to be a lot of  
8 heavy dust that ever reaches down to  
9 the ground. Most of the dust at  
10 that point when you get out here  
11 can't even be picked up with a  
12 broom. It's the kind of thing that  
13 a hose or something else can just  
14 rinse off. It is not -- what  
15 settles to the ground out in this  
16 area here is not a heavy dust. It  
17 could -- if the dust is blowing your  
18 direction, it could be the kind of  
19 thing that, you know, you'd go like  
20 this across a piece of furniture and  
21 you'd go it's dusty, it's dirty, but  
22 it's not going to be buried in dust  
23 (indicating).

24                   UNIDENTIFIED SPEAKER: Okay,

1 particular question. Many people  
2 have vegetable gardens. Can we  
3 still eat our tomatoes and  
4 cucumbers?

5 MR. SANTORO: Have you been  
6 eating them now?

7 UNIDENTIFIED SPEAKER: Yes.

8 JIM SANTORO: Okay. The  
9 reason being, you are collecting the  
10 same amount of dust now over a  
11 two-week period that you are --  
12 two-and-a-half-week period that you  
13 are on the day of the implosion.

14 UNIDENTIFIED SPEAKER: But I  
15 don't have a thin layer of  
16 particulates on my vegetables.

17 JIM SANTORO: On a very heavy  
18 dusty, dry day you might see some on  
19 there. That's because you have  
20 intermittent rainstorms and things  
21 that will blow it -- or wind that  
22 will blow it off. All you need to  
23 do is rinse your vegetables off, as  
24 you should before you consume them

1           anyway.

2                   UNIDENTIFIED SPEAKER: So my  
3           last question -- thank you for that  
4           answer. I'll have to think about  
5           it.

6                   My last question is, you  
7           know, everybody makes mistakes  
8           sometimes. There's a typo on this.  
9           You know, whatever it might be. So  
10          a mistake is made with the  
11          implosion. Who is ultimately  
12          responsible for this project? We  
13          have a lot of people from a lot of  
14          companies.

15                   JIM SANTORO: Okay, if  
16          something -- if somehow damage  
17          occurs because of the implosion,  
18          then the implosion contractor is  
19          responsible for it. If it is damage  
20          that occurs during road hauling or  
21          something else, then the contractor  
22          doing that work will be responsible.

23                   MR. FERRARO: I'm going to  
24          make your life easy. Dale

1 Corporation is the construction  
2 manager. We are ultimately  
3 responsible for all actions in this  
4 project.

5 UNIDENTIFIED SPEAKER: Thank  
6 you, sir.

7 MR. FERRARO: You're welcome.

8 JIM SANTORO: Thank you.

9 UNIDENTIFIED SPEAKER: Hi  
10 (inaudible) block of Priscilla  
11 Street. My question is for Jim and  
12 Jay. At some point we had talked  
13 about -- Jim, we've talked about who  
14 is going to cover our properties,  
15 because we've never been in an  
16 implosion. So we don't know what to  
17 do, like would you be giving us the  
18 materials or actually doing it for  
19 us and helping us, because we have a  
20 lot of elders on our block and it's  
21 -- although I consider our block to  
22 be ground zero -- that's what I call  
23 it, ground zero -- we're going to  
24 need help. So what is it called --

1 I don't know what the term is, is it  
2 tarps or what do we need?

3 JIM SANTORO: Where -- I will  
4 be coming around -- again,  
5 personally I will be coming around,  
6 along with a member of Geppert, to  
7 take a look at places that are right  
8 around there. I don't want to have  
9 a problem with you and dust. Just  
10 pointblank, I don't want to have it.  
11 We will come around. I'm  
12 experienced in looking at this. I'm  
13 afraid I'm going to have to ask you  
14 to trust me sometimes on this. But  
15 if there is something that is at  
16 risk or where I see something is  
17 going to get in, I will talk to you.  
18 If it's something you need  
19 assistance on, then we will talk and  
20 see what kind of assistance you  
21 need, whether it's a piece of  
22 plastic, a half a roll of tape or  
23 whatever it is. We will make  
24 certain that if it is necessary to

1 be protected it will be.

2 UNIDENTIFIED SPEAKER:

3 Gentlemen, it shows how much I trust  
4 you. I have brought forth today Kim  
5 Carl. Kim Carl is my nurse, and she  
6 takes very good care of my special  
7 needs child that has spastic  
8 cerebral palsy. Kim has been  
9 through two implosions with Richard  
10 Allen as well as the Ridge Avenue  
11 high-rise, and she was able to ease  
12 my mind to a few things. She was  
13 able to ease my mind to a few  
14 questions that I had about what to  
15 expect in an implosion, because  
16 basically people in Germantown --  
17 and I don't know if anybody has been  
18 through that. I have not. And I  
19 just want to let her talk.

20 MS. CARL: Hello. Like she  
21 said before, I take care of her  
22 daughter. I have (inaudible) with  
23 East Falls. It was dust, but after  
24 a day there was no dust and it -- if

1 everyone followed the instructions  
2 that you all are giving it will be  
3 so much smoother and easier and it  
4 will -- it might inconvenience you  
5 for a little while, but look at the  
6 bigger picture. There will be  
7 families that will have homes after  
8 all this is done. It will make your  
9 community a much beautiful place.  
10 And like they say, there will be  
11 dust, but it's nothing that you  
12 won't be able to take care of  
13 yourself. And if you have an  
14 elderly neighbor or a loved one in  
15 the community, help them out to  
16 clean up, and it shouldn't be that  
17 much. Thank you.

18 MR. JOHNS: That was very  
19 helpful. And we've sort of been  
20 saying that as the Housing  
21 Authority.

22 I've been with the Housing  
23 Authority for over 22 years. I've  
24 been at -- I've been responsible for

1 the most part for every implosion  
2 that we've done. And she's  
3 absolutely right. If you follow the  
4 instructions -- if you follow the  
5 instructions that are given to you  
6 by our partners here, if you work  
7 with us and work through as they  
8 ask, then at the end of the day it  
9 will be fine.

10 MR. HAYES: Yes, Ron Hayes.  
11 I'd like to know who makes the  
12 decisions on the safe place for the  
13 people to go and how are they going  
14 to set up as far as moving the  
15 people? We have two senior homes  
16 right behind Pulaski Avenue on  
17 Newhall, and I'm very concerned  
18 about both of them.

19 MR. JOHNS: Yes.

20 MR. HAYES: And if they need  
21 to be pulled out, who do we set it  
22 up with, when do we set it up, and  
23 how are they going to move them out?

24 MR. JOHNS: Do you want to

1 answer that? Office of Emergency  
2 Management can answer that question.

3 MR. BRADLEY: So, again, I'm  
4 Dan Bradley. To answer the first  
5 part of your question, the process  
6 we go through to select what we're  
7 calling the comfort center, we look  
8 at a number of factors, the first  
9 one being ADA accessibility, so is  
10 it accessible for folks that are in  
11 wheelchairs or have other  
12 restrictions. We look at a ton of  
13 other things, too. Is there good  
14 space for everybody to be in. Is  
15 there air conditioning. If this  
16 were the winter we'd be looking at  
17 heat. And we have a process that  
18 really helps us pick the best  
19 location, and sometimes  
20 unfortunately proximity is sometimes  
21 lost out where we have a facility  
22 that's much newer or has air  
23 conditioning and has better  
24 amenities for the folks that are

1 going to be temporarily  
2 inconvenienced.

3 So for the second part of  
4 your question, transportation that's  
5 going to be provided is going to  
6 come from variety of sources, and  
7 again, I just want to encourage the  
8 group to fill out that  
9 questionnaire, let us know what your  
10 needs are. Those questionnaires  
11 have also gone to those two homes.  
12 I've had personal contact with the  
13 (inaudible) and have discussed their  
14 preparations with them. We're going  
15 to continue to have dialogue and  
16 work out transportation arrangements  
17 with them.

18 MR. JOHNS: As I -- as I  
19 mentioned early on in the -- in the  
20 meeting, this is a collaborative  
21 effort between the Housing Authority  
22 and all of the City agencies between  
23 SEPTA, Paratransit, the Office of  
24 Emergency Management and the like.

1 This has to be done that way,  
2 because we have to -- we are  
3 responsible for the safety and  
4 well-being of everybody within the  
5 evacuation zone and making sure that  
6 all bases are covered.

7 So even if after this meeting  
8 you have any questions -- and I'm  
9 serious, any question at all, please  
10 call that hotline number. Someone  
11 absolutely will get back to you.  
12 Yes, ma'am.

13 UNIDENTIFIED SPEAKER: My  
14 name is (inaudible) 5200 block of  
15 Pulaski.

16 Earlier they were saying  
17 about we all had to move our cars  
18 and stuff like that. That's fine.  
19 But I have a motorcycle that's  
20 sitting in front of my door. So  
21 what do I do with my motorcycle?

22 MR. JOHNS: That will have to  
23 be moved, also.

24 UNIDENTIFIED SPEAKER: What

1 if I can't move it?

2 JIM SANTORO: If you can take  
3 it off of the City street. Do you  
4 have a place to park it off there?

5 UNIDENTIFIED SPEAKER: No,  
6 that's why I have it sitting there  
7 for a reason.

8 JIM SANTORO: Unfortunately  
9 the police are going to be marking  
10 the entire area with a no parking  
11 restriction, because depending on  
12 which way the wind blows, people  
13 have to be able to get out there and  
14 clean up afterwards. And if there  
15 are cars or motorcycles or anything  
16 in the way, I'm afraid that will be  
17 a hindrance to a cleanup process.

18 UNIDENTIFIED SPEAKER: Okay.  
19 Thank you. It's on my sidewalk.  
20 It's sitting right in front of my  
21 sidewalk.

22 JIM SANTORO: I can't really  
23 tell you what the police would do if  
24 it's on your sidewalk. If you are

1 anywhere where you're concerned and  
2 it were on private property, I would  
3 tell you to put a piece of plastic  
4 overtop of it.

5 UNIDENTIFIED SPEAKER: It's  
6 on my property.

7 JIM SANTORO: Okay.

8 MS. SILVERSTEIN: Jill  
9 Silverstein. I have a few  
10 questions. One is do you know the  
11 general direction of the prevailing  
12 winds?

13 MR. JOHNS: I know that one  
14 from the last meeting. The  
15 prevailing winds are from the west  
16 to the east. So the prevailing  
17 winds are this way, which means that  
18 they're blowing that way this time  
19 of year (indicating).

20 MS. SILVERSTEIN: I also --  
21 I'm wondering if the dust zone --  
22 the perimeter of the dust zone is  
23 large enough. One of the reasons  
24 I'm asking is because the City of

1 Philadelphia in the blasting  
2 guidelines, which I found online, it  
3 says that the outer perimeter of the  
4 dust zone should be several blocks  
5 from the inner perimeter. So I'm  
6 just wondering about that and how  
7 that decision was made of what that  
8 outer perimeter is.

9 JIM SANTORO: I'm not sure as  
10 to a requirement of several blocks.  
11 And, again, it's going to depend on  
12 the configuration of the area and  
13 the housing and buildings that  
14 surround it. The buildings that are  
15 right across the street from us  
16 actually act as wind breaks. Once  
17 the dust hits those, it doesn't want  
18 to come right back down to the  
19 ground. It still wants to rise  
20 above.

21 This is determined based on  
22 our experience over the years. I  
23 helped develop those guidelines  
24 several years ago. And I've worked

1 with actually several generations  
2 earlier with the health department.  
3 Philadelphia is the only City that  
4 requires a dust zone. In others we  
5 only have to determine a safety  
6 perimeter and perhaps an evacuation  
7 zone.

8 But, in fact, in our best  
9 estimates of what we see in our  
10 experience with this size of  
11 structure we believe that to be an  
12 adequate space between us and  
13 beyond.

14 MS. SILVERSTEIN: Okay. And  
15 one more question. I heard about  
16 air monitoring stations around the  
17 evacuation zone, but what about  
18 around the outer perimeter of the  
19 dust zone?

20 JIM SANTORO: Well, your dust  
21 concentration is going to be heavier  
22 in this portion than it would be  
23 further out, much like the way we  
24 monitor for vibration. We want to

1 pick up the highest concentration we  
2 can to determine what the peak level  
3 was. We know it dissipates the  
4 further it goes out, so what they  
5 want to do is collect a good strong  
6 sample and see what they have for  
7 dust constituents and see the level  
8 of particulate matter, if they  
9 sample in those exact locations  
10 where it's very heavy -- what is the  
11 duration for the last set of  
12 samples, how long after the  
13 implosion?

14 MR. WEINER: I'm blanking out  
15 if it's a few hours -- I want to say  
16 a few hours, but I'm blanking out  
17 now.

18 JIM SANTORO: What they want  
19 to do is take it at a time the dust  
20 to settle back at a normal pattern,  
21 and they want to confirm that it's  
22 back to the ambient levels prior to  
23 the implosion. Again, you want to  
24 take it where you're going to -- you

1           have the greatest concentration of  
2           dust as opposed to going out where  
3           there's very little dust.

4                   MS. SILVERSTEIN: I wasn't  
5           saying in place of the ones closer  
6           in. I was saying in addition to  
7           those.

8                   JIM SANTORO: The data would  
9           not mean as much coming from further  
10          out. You want to get -- you want to  
11          get some data that you can actually  
12          observe and record, and when you get  
13          further out you're liable to just be  
14          testing ambient levels.

15                   MS. SILVERSTEIN: Okay. But  
16          you do want all those areas to be  
17          safe?

18                   JIM SANTORO: Yes, but again,  
19          you -- the dust is heaviest in here  
20          beforehand and after. The further  
21          you get away the less dust you have.  
22          So if you return to an ambient here,  
23          you certainly return to an ambient  
24          level there (indicating).

1 MS. SILVERSTEIN: Okay.

2 JIM SANTORO: Thank you.

3 MR. JOHNS: We'll have an  
4 answer for you on how long will the  
5 dust monitoring be up at the next  
6 meeting.

7 MR. MORGAN: Yes. Good  
8 evening my name is Thomas Morgan. I  
9 live at 406 West Queen Lane. I  
10 believe I'm in the dust zone. My  
11 family (inaudible) and some reason  
12 it seems like as soon as you cross  
13 Morris Street you're saying that --  
14 are we safe? My main question is as  
15 soon as you cross Morris Street  
16 we're right there, you know. So to  
17 me I don't feel safe. I haven't  
18 heard anything at this meeting or  
19 any previous meetings to make me  
20 feel safe. I look at your map, and  
21 it looks like your dust zone from  
22 the evacuation area is maybe a half  
23 a block, maybe a whole block larger  
24 going towards Wayne Avenue than it

1 is coming south by going back  
2 towards East Falls, all right. I  
3 don't know where and how you come up  
4 with what you come up with. I'm not  
5 no expert. But for me and the  
6 people who live in my district --  
7 I'm also the committee person in the  
8 12th ward 11th division. The 11th  
9 division is affected, which is my  
10 division, along with the gentleman,  
11 Wayne Allen. It's our division.  
12 And everybody in that division feels  
13 affected, you know. And that goes  
14 all the way down to Wissahickon  
15 Avenue. And we go over to  
16 Hansberry, and we go over to Coulter  
17 Street from Morris going back, all  
18 right, which is pretty much a  
19 quarter of that dust zone that you  
20 have there. And on Penn Street I  
21 see that they're coming down a  
22 little bit further, all right. So  
23 like maybe you go down to like the  
24 Queen Lane train station just on

1 Penn Street, but Queen Lane, the  
2 street that we -- we -- you have the  
3 project on -- it stops at Morris  
4 Street. So I don't understand where  
5 you figure that little -- that  
6 little elbow that you got right  
7 there doesn't extend down a little  
8 bit further on all the other streets  
9 including Hansberry and Queen Lane.

10 I mean, for some reason you  
11 have that -- where does that go to,  
12 sir, right there (indicating)?

13 JIM SANTORO: Sir, that  
14 follows the street line right there.

15 MR. MORGAN: Okay.

16 JIM SANTORO: Let me go into  
17 the history of how you develop a  
18 safety perimeter and the evacuation  
19 zone. I'll give you a little  
20 history about this zone.

21 I developed what I needed to  
22 evacuate based on what we need to  
23 protect and where we thought there  
24 was a potential, if something were

1 to go wrong, we're human, if  
2 something got out of the building.  
3 We're talking about a small pebble  
4 or something like that that could  
5 break a window. We don't want  
6 somebody standing behind that  
7 window. We have multiple layers of  
8 people looking at this for safety  
9 reasons and for communication  
10 reasons. How do I explain to  
11 somebody why this person is being  
12 evacuated and the next is not.

13 What I want evacuated was up  
14 here to the church down to the  
15 corner, this first house here and  
16 these houses over the corner here.  
17 That was it (indicating).

18 MR. MORGAN: You made that  
19 decision?

20 JIM SANTORO: Yes. That is  
21 all that I needed to have evacuated,  
22 okay.

23 MR. MORGAN: That's your  
24 decision?

1                   JIM SANTORO: Correct. In  
2                   subsequent meetings with other  
3                   people concerned with how are they  
4                   going to communicate this to people  
5                   and how can they make them feel  
6                   comfortable, they included  
7                   everything from here all the way  
8                   down to here. The last meeting we  
9                   had with people who said, ah, this  
10                  is problematic, we're telling people  
11                  on this side of the street from the  
12                  building to evacuate, we're not  
13                  telling the people over here. So  
14                  then they decided to include all of  
15                  these (indicating).

16                 MR. MORGAN: Who decided?

17                 MR. SANTORO: Multiple  
18                 layers. We've had a meeting that  
19                 occurs with police. We've worked  
20                 with Housing Authority people. We  
21                 work with Office of Emergency  
22                 Management,

23                 MR. MORGAN: Homeowners?

24                 JIM SANTORO: No, because

1           these are people concerned with your  
2           safety, and they are charged with  
3           protecting you. So what they did is  
4           they expanded my area. So that's  
5           why this is now much larger and has  
6           some, you know, strange little bump  
7           outs because of building shapes, et  
8           cetera.

9                       Now, as far as the safety  
10           perimeter is concerned, I have to  
11           take logic into effect. If I could  
12           have created a perfect rectangle or  
13           perfect square around this I would  
14           have, but I can't, because we have  
15           to go to common sense locations like  
16           streets so the police can assist us  
17           in shutting the area down. That's  
18           why we have these little jogs here  
19           and why it might be a slightly  
20           different distance from this side to  
21           that side. It just had to do with  
22           common sense in terms of a boundary.

23                      MR. MORGAN: When you say  
24           you're dealing with common sense,

1 common sense is Queen Lane. What  
2 you're telling me is that you can go  
3 down Penn Street -- and I'm glad  
4 that you are going down Penn Street.  
5 I really think you need to go a  
6 little bit further. But my point is  
7 Queen Lane just don't stop -- you  
8 said that you're going by streets.  
9 Queen Lane don't just stop right  
10 there. Queen Lane going --

11 JIM SANTORO: I have McKean  
12 Avenue. So that line came across  
13 there. Otherwise, I mean, we could  
14 keep going forever, and it's never  
15 going to make a perfect area.

16 MR. MORGAN: The reason I'm  
17 saying that to you, if we go on  
18 forever or not, we just need to make  
19 sure everybody is safe to me.

20 JIM SANTORO: Sir, this is  
21 what I do for a living, okay.

22 MR. MORGAN: You're  
23 responsible --

24 JIM SANTORO: I've been doing

1 this for 30 years, sir, and I do not  
2 want to ever be responsible for  
3 anyone getting hurt. That's a  
4 personal thing to me.

5 MR. MORGAN: All right. But  
6 you told me that you made the  
7 decision on what you decided the  
8 evacuation zone --

9 JIM SANTORO: And others made  
10 it bigger.

11 MR. MORGAN: And then some  
12 more people came along and decided  
13 to make your zone what you  
14 determined bigger, all right. So --

15 JIM SANTORO: Because they  
16 want to make it bigger because they  
17 want to make certain that --  
18 everybody is adding a safety margin  
19 to it. Everybody wants to add a  
20 little bit more.

21 (Inaudible)

22 MR. MORGAN: I'm talking Aunt  
23 Alice, all right. She's 98. She's  
24 98 years old, you understand. We're

1 not -- nothing that you're saying is  
2 comfortable, all right. I mean, I  
3 hear what you're saying. I know you  
4 got all these experts and so-called  
5 people over here, but what you're  
6 saying is not like making me feel  
7 any more comfortable than when I  
8 first came in here or any time. I  
9 think the dust zone is not big  
10 enough. I think the evacuation zone  
11 is not big enough. And I just want  
12 to know who as homeowners and  
13 families in my community and in my  
14 district, all right, who do we say  
15 is the person or the company -- this  
16 young man here said Dale  
17 Corporation, all right. We want to  
18 know, because we're not comfortable.  
19 That's all. I mean, everybody wants  
20 this to happen, but we're not  
21 comfortable. And you're saying that  
22 we should be comfortable with what  
23 you're saying here tonight and what  
24 you have said previously. It's not.

1 It's not good enough. And then  
2 Saturday, according to your notes,  
3 someone was going to come around to  
4 our houses. I don't know, but at  
5 the time that I stayed in the  
6 community, you know, waiting, no one  
7 came to the 400 block of West Queen  
8 Lane, all right. I don't know if it  
9 was a contractor or something.

10 MR. JOHNS: It's the -- it's  
11 the implosion team. They're going  
12 to be around -- I gave additional  
13 dates. The dates that they're going  
14 to get started, this past Saturday.  
15 They were going to come out this  
16 past Tuesday but it rained. And  
17 they're working on various areas.  
18 So, no, we didn't send the people  
19 out in the rain, I'm sorry.

20 MR. MORGAN: That's okay.

21 MR. JOHNS: They are going to  
22 come. They are going to come. If  
23 you are in the evacuation zone, you  
24 will be -- your door will be knocked

1 on, and you will be given a survey  
2 to fill out. If you are in the dust  
3 zone there will be information that  
4 will be handed out. You'll not need  
5 to fill out a survey, because you're  
6 not going to be evacuated.

7 Did you want to say  
8 something, Nichole?

9 MS. TILLMAN: (Inaudible) you  
10 can fill out the survey right now  
11 while you're here.

12 MR. MORGAN: It's no problem.  
13 My family is right here.

14 The other question, the jobs  
15 that were supposed to be available.  
16 In the community, we have a lot of  
17 young men who have criminal records,  
18 all right, and need another chance,  
19 all right. And what is going to be  
20 the criteria for those gentlemen who  
21 have a criminal background or a  
22 checkered past, whether it's  
23 criminal, drug related, that need  
24 another chance that have shown that

1           they have come back into society and  
2           need another chance? Are you going  
3           to provide or going to give them an  
4           opportunity to work?

5                     MR. FERRARO: The answer that  
6           I can give you tonight is that we're  
7           going to work closely with our  
8           subcontractors. Each one of the  
9           contractors has a different  
10          corporate policy for hiring based on  
11          what they do. Some of them do have  
12          criminal background check  
13          requirements. Some of them don't.  
14          Some of them have drug test  
15          requirements, some of them don't.  
16          We're going to do the best we can to  
17          try and encourage contractors to  
18          kind of pair up or team up with  
19          folks to give them opportunities.

20                     I know that PHA's compliance  
21          officer that comes around to the job  
22          quite a bit, he also helps interview  
23          people and helps us to place  
24          individuals with specific companies

1           that fit the need.

2                   MR. MORGAN: Is there a  
3           certain number of these jobs that  
4           are available, something that we  
5           can, you know --

6                   MR. FERRARO: I can't tell  
7           you off the top of my head right now  
8           how many jobs there are going to be.

9                   MR. MORGAN: Is it one  
10          person, two people, 20 jobs, 30  
11          jobs, 50 jobs?

12                   MR. FERRARO: Today I can't  
13          give you a number, because whatever  
14          number I give you may be wrong. I  
15          can tell you that the commitment is  
16          what PHA has brought to us through  
17          contract to be a minimum of 30  
18          percent section 3, okay, and those  
19          are residents of PHA, the community,  
20          and the community at large.

21                   So when you're out and about  
22          and you're looking at the job site  
23          and you say, okay, well, there's  
24          five people out there right now

1 helping clean up, 30 percent of that  
2 crew is supposed to be by contract  
3 section 3 residents from the  
4 community.

5 MR. MORGAN: When you say  
6 section 3, that means they're  
7 residents from the community or  
8 residents of PHA?

9 MR. FERRARO: They're PHA  
10 first, then the community second,  
11 and then the larger community third.

12 MR. JOHNS: It's for low  
13 income individuals. That's the goal  
14 of section 3 is to get employment  
15 for low income individuals.

16 MR. MORGAN: Even if they  
17 have a criminal record?

18 MR. JOHNS: Again, it depends  
19 on the subcontractor. It depends  
20 what they're --

21 MR. MORGAN: I want to know  
22 what PHA's stand is.

23 MR. JOHNS: For --

24 MR. MORGAN: If you have a

1 criminal record or you have some  
2 type of checkered past --

3 MR. JOHNS: We have -- some  
4 we have some people that have  
5 criminal records. So it depends on  
6 that subcontractor. We don't have a  
7 policy for certain crimes clearly,  
8 but we do have a second chance  
9 policy for the most part at the  
10 Housing Authority.

11 MR. MORGAN: Thank you.

12 MS. HOPKINS: Lisa Hopkins,  
13 Northwest Neighbors of Germantown.

14 Within Queen Lane, Penn  
15 Street and King Street, there's been  
16 a lot of sinkholes caused by the  
17 rerouting of the K bus. You  
18 mentioned that there's going to be  
19 heavy trucking moving debris. Those  
20 areas have taken a serious beating.  
21 And underneath those sinkholes have  
22 the Wissahickon watershed, Tacony  
23 Creek watershed. We've had floods  
24 primarily on Queen Lane closer

1           between (inaudible) and Wissahickon.  
2           The neighbors in that area are very  
3           concerned about additional sinkholes  
4           that the City still has not replaced  
5           for the past two years. That's one  
6           question.

7                   MR. FERRARO: Those are areas  
8           that we're going to want to stay  
9           away from. I'm going to speak on  
10          behalf of Geppert Bros. to start  
11          with. I know that their truck  
12          drivers are not going to want to  
13          drive down streets that are already  
14          failing and have a lot of potholes  
15          in them. There's nothing worse than  
16          driving a heavy truck across the  
17          road that's got potholes in it. So  
18          what we'll do is work with the  
19          Housing Authority, we'll do a survey  
20          of the area, and Nick Peetros, our  
21          senior project manager, will develop  
22          a route that all construction  
23          vehicles will take throughout the --  
24          the whole entire process of the job.

1 It won't just be demolition. It  
2 will be all truck traffic, heavy  
3 truck traffic, whether it be  
4 deliveries, cranes, tri-axles, heavy  
5 equipment coming in and out. We'll  
6 work with the PHA to survey those  
7 areas, and we'll make sure that we  
8 stay away from the sensitive utility  
9 streets that are in the  
10 neighborhood.

11 MR. JOHNS: And we'll, of  
12 course, also communicate with the  
13 community and get the community's  
14 input, too, in terms of those  
15 streets. We won't just say this is  
16 the street that we are using.

17 But the fact of the matter  
18 is, though, we have to get the  
19 debris off site. So we've got to go  
20 on somebody's street. Somebody is  
21 not going to be happy.

22 MS. HOPKINS: Where is the K  
23 bus going to be rerouted, because  
24 this is the third time it's going to

1 be rerouted?

2 MR. JOHNS: I don't know.

3 SEPTA is not here with us, so I  
4 don't know. I can't answer that  
5 question, but we'll write that down.

6 MS. HOPKINS: Okay. You  
7 mentioned the point of liability,  
8 Geppert and Dale being responsible.  
9 So if someone was to incur damages  
10 after the implosion, are you going  
11 to be providing written liability  
12 statements so these people don't  
13 have to put out who have damages,  
14 funds to hire an attorney? Will it  
15 be a situation they don't have to go  
16 to court, it can settle out of  
17 court? How are you going to handle  
18 liability? For the past three years  
19 you've all been verbalizing, but do  
20 you have anything to present to  
21 these neighborhoods in the  
22 evacuation area in writing?

23 MR. JOHNS: After the  
24 implosion if individuals want to

1 file a claim, they should call our  
2 PHA hotline. That number was up  
3 earlier, 215-684-3001, and that  
4 claim will be routed to the  
5 appropriate party.

6 MS. HOPKINS: And in the  
7 evacuation area, are all the  
8 utilities possibly going to be cut  
9 off, the water, gas, electricity?

10 MR. JOHNS: The answer is no,  
11 but I want him to answer that  
12 question.

13 JIM SANTORO: We don't  
14 believe there's any reason for any  
15 of the utilities to be terminated or  
16 cut off during the implosion. The  
17 only company that we still have not  
18 verified yet I believe would be gas  
19 -- we have a gas line running along  
20 Queen Lane. Do you know?

21 MR. BURNS: The One Call was  
22 made.

23 JIM SANTORO: We will be  
24 talking to them. Typically if they

1 do do something, they valve it off  
2 at one location and another.  
3 Frequently they will leave it  
4 running. It all depends on the type  
5 of gas line, whether it's been  
6 resleeved or what its condition is,  
7 but we leave that to the gas company  
8 to determine.

9 MS. HOPKINS: And two more.  
10 With regards to Potter's Field, the  
11 trucking and the removal of the  
12 debris, is there going to be  
13 anything on there to protect any  
14 possible remains while you're  
15 removing all that debris and rubble?

16 MR. FERRARO: The current  
17 Potter's Field, as you're well  
18 aware, is currently covered with a  
19 layer of asphalt. That asphalt  
20 isn't being removed until after all  
21 the debris from the building has  
22 been taken away, and then we'll  
23 start the careful removal of the  
24 rest of the elements from the site

1 to expose the Potter's Field and  
2 then delineate that so that no  
3 construction traffic ever crosses  
4 over the Potter's Field.

5 MS. HOPKINS: And then when  
6 it comes to the new residents that  
7 once the 55 units have been  
8 constructed, who is doing the  
9 screening of these families?  
10 Because we have problems, serious  
11 violent problems in this area,  
12 shooting, drug activity. We want to  
13 make sure that they're going to tear  
14 down that old building and those  
15 problems are not going to resurface,  
16 and that's it.

17 MR. JOHNS: The property  
18 management company is a subsidiary  
19 of the Housing Authority that  
20 manages all of our tax credit sites,  
21 and they will do all of the leasing  
22 and all of the management of the --  
23 of the site. And because  
24 particularly it's a tax credit

1 project, there are private investors  
2 that are part of the development.  
3 There are very specific leasing  
4 criteria, criminal check, credit  
5 check and the like that the  
6 residents will have to go through.

7 MS. ROBINSON: Hi. My name  
8 is Lamha Robinson. I'm the block  
9 captain of the 5300 block of  
10 Priscilla. I live at 5302. I  
11 haven't been able to make these  
12 because I'm at work a lot, but I'm  
13 concerned with the dust and  
14 everything, because my son has  
15 serious asthma. He's ten. So I  
16 want to know what's the cleanup  
17 process and how long it's going to  
18 go beyond this whole process of the  
19 building tearing down and  
20 everything.

21 MR. JOHNS: And we'll make  
22 sure that these are on our  
23 frequently asked questions when we  
24 hand those out, so that will be

1 something that you can actually take  
2 away with you.

3 JIM SANTORO: Okay.

4 Following the implosion Geppert will  
5 be along with some City street  
6 sweepers going about and cleaning up  
7 the dust that was generated during  
8 the implosion. You will not be  
9 allowed back into the area until  
10 that time that the health department  
11 has determined that it has been  
12 adequately cleaned. That typically  
13 takes anywhere from -- depending on  
14 where you are relative to this  
15 building, anywhere from 45 minutes  
16 to approximately three and a half to  
17 four hours following the implosion.  
18 At that time it should be clean.

19 But, again, one of the  
20 reasons why we don't want you around  
21 there or outside during the  
22 implosion, you have somebody with  
23 asthma, please don't go outside.  
24 Don't go to watch even if you're

1 outside.

2 MS. ROBINSON: Do I have to  
3 remove my dogs from the house? I'm  
4 across the street, Priscilla Street,  
5 5302.

6 JIM SANTORO: Your dog is an  
7 animal, a creature who might get  
8 frightened by this. I'm a dog  
9 lover. I'm a cat lover. I would  
10 appreciate it if you would take them  
11 with you when you leave so that they  
12 don't get frightened by this and are  
13 all alone in the house.

14 MS. ROBINSON: Okay. Thanks.  
15 One more question. You said you're  
16 doing street sweeping. What about  
17 the screens and stuff, the windows,  
18 the actual house? Are you force  
19 spraying the houses to get dust off  
20 the house?

21 MR. SANTORO: We do not want  
22 to have a hose or something on the  
23 side of your house because of the  
24 issues of water getting into it.

1 Ed, do you use leaf blowers  
2 while you're cleaning?

3 MR. BURNS: We have in some  
4 instances.

5 JIM SANTORO: Again, efforts  
6 will be made to get dust off of  
7 properties, especially horizontal  
8 surfaces. I can't tell you what  
9 extent they can do on private  
10 property with, you know, screens and  
11 things like that. I think you'll  
12 just have to assess it at the time,  
13 and you've got the PHA hotline  
14 number you can call if you have an  
15 issue.

16 MS. ROBINSON: So it's  
17 possible we can be reimbursed for --

18 JIM SANTORO: Maybe some  
19 assistance -- maybe somebody can  
20 come over and assist in cleaning it  
21 up for you.

22 UNIDENTIFIED SPEAKER: Okay.  
23 Thank you. Thank you. (Inaudible)  
24 Pulaski Avenue. I know you said you

1           were a dog and cat lover, and my  
2           question is, all the agencies  
3           represented here, we don't have  
4           anybody from the animal control or  
5           SPCA? We have a lot of stray cats,  
6           especially in the evacuation zone.  
7           I walk that way to the train every  
8           morning and see a lot of cats. My  
9           neighbor the other day just saw  
10          somebody come up with a box and dump  
11          a kitten and a mother cat out like  
12          in the -- between our two yards. I  
13          got a kitten right now on my porch.  
14          I don't have the mother. There's a  
15          ton of strays.

16                        MS. PHILLIPS: I'll take  
17          that. That's a great question. As  
18          Dan mentioned from my office, pets  
19          are welcome at the Cook-Wissahickon  
20          school.

21                        UNIDENTIFIED SPEAKER: These  
22          are strays,

23                        MS. PHILLIPS: I understand  
24          that. Please do bring your pet with

1           you. We will have resources there  
2           available there to support your  
3           animal. But we will have -- we can  
4           work with animal care and control to  
5           have them out there the morning of  
6           and just have them on standby, and  
7           we do that for a lot of different  
8           things, like fires and stuff like  
9           that. So we'll be happy to do that.

10                   MR. JOHNS: We have another  
11           few minutes and -- we can take -- I  
12           have to -- everybody can't have the  
13           question, okay. If you can get up  
14           to the mic we would appreciate it.  
15           If you can't, if you're physically  
16           unable to come to the mic, then we  
17           have no problem with that. If you  
18           are able physically to come up to  
19           the mic we would appreciate that you  
20           come up to the mic.

21                   MR. VONHEPPINSTALL: Hi,  
22           Marcus Vonheppinstall, State  
23           Representative Youngblood. And the  
24           first thing I want to say is I hope

1           this goes off without any issues or  
2           injuries, no cracks, no crevices. I  
3           hope it goes very well. I hope we  
4           have a brand new complex that we'll  
5           move forward.

6                     I do have a question about  
7           the job situation. You said that  
8           the contractors all have different  
9           kinds of requirements, so what  
10          happens is if you see a guy out on  
11          the street, and he sees you guys  
12          doing work and he wants to find out  
13          what I have to do, he has to go to  
14          the individual contractor to find  
15          out what his qualifications are.  
16          And in that meantime that time goes  
17          by while that building is being  
18          built that he's got to go get  
19          qualified in order to get back to  
20          work on this job site, and  
21          another --

22                     MR. JOHNS: He can come right  
23          to the job site. There will be a  
24          trailer going up on the job site.

1 MR. ROBINSON: So my question  
2 is, will there be one central  
3 location for everybody to go ahead  
4 and get qualified for all of this?

5 MR. JOHNS: Yes.

6 MR. ROBINSON: That's cool,  
7 that's fantastic. That answers my  
8 question. For the longevity of  
9 these jobs, what are we -- what do  
10 we have in line that's going to make  
11 sure that we have jobs that are not  
12 people we don't know across the  
13 street who are maintaining the  
14 housing? How can we make sure the  
15 people are qualified that are  
16 looking for jobs throughout here to  
17 get the long term jobs that not the  
18 short term cleanup? So that's my  
19 question.

20 MR. JOHNS: For the longer  
21 term jobs you mean jobs with the  
22 Housing Authority sort of moving  
23 forward? As RFP's go out on the  
24 street they will be posted in

1 website, various newspapers, so a  
2 posting for contractors or for  
3 landscaping or whatever is posted  
4 individuals they -- anybody that  
5 does business with the Housing  
6 Authority has a section 3  
7 requirement they must fulfill, and  
8 so it will be -- it will be  
9 incumbent upon folks who want to  
10 work with contractors that do work  
11 for PHA is to keep their eye out.

12 In addition we have a job  
13 bank at the Housing Authority and  
14 you can go to our website. I don't  
15 believe the job bank -- you can go  
16 right there for the information on  
17 how to put an application in, and  
18 again, that website is  
19 [www.PHA.phila.gov](http://www.PHA.phila.gov). So at any time  
20 individuals can go and put in an  
21 application for our job bank. As  
22 job become available, as projects  
23 come on line, or we have contractors  
24 on board, we have a staff that look

1 at those applications that have come  
2 in and fit the applicants with  
3 particular types of positions and  
4 then send those applications or  
5 resumes to particular contractors  
6 for them to then take a look at  
7 those.

8 MR. ROBINSON: So can I  
9 request the last thing is that a lot  
10 of the these people who are in  
11 section --

12 MR. JOHNS: Section 3.

13 MR. ROBINSON: Section 3.  
14 May not have access to the internet.  
15 So you're saying that the trailer  
16 across the street is an accessible  
17 place for the contractors. Can we  
18 also make a deal to have those job  
19 postings put up over there, so if  
20 you just happen to be walking down  
21 the street to the food bank, you can  
22 see the postings that are up and  
23 available and the qualifications you  
24 need? Is that something --

1 MR. JOHNS: That's something  
2 we can look -- it's something we can  
3 look at.

4 MR. ROBINSON: Thank you very  
5 much. I appreciate it.

6 UNIDENTIFIED SPEAKER: My  
7 name is (inaudible). I live at 245  
8 West Queen Lane. Now, in our  
9 (inaudible) something about the  
10 tarps that (inaudible) in our  
11 apartment building our air  
12 conditions cannot be removed. If  
13 they are removed, the windows which  
14 are holding them cannot be closed.  
15 Now, as far as the dust, is somebody  
16 going to go really look and see --  
17 not outside, inside how the dust  
18 will affect our apartments?  
19 (Inaudible) I can cover it up, but  
20 what happens after I take my machine  
21 back out and use it (inaudible) I  
22 heard the dust is not harmful. I  
23 just know to my (inaudible) in PHA  
24 for 30 years. She said really finds

1 out if it's harmful or not. We  
2 don't think so or it may be. Is it  
3 or is it not or should we take extra  
4 precaution for the dust?

5 MR. JOHNS: If you can --

6 MR. SANTORO: You'll have to  
7 summarize and repeat.

8 MR. JOHNS: He's in an  
9 apartment building, and they have  
10 air conditions that you can't remove  
11 or else there will be an opening in  
12 the wall. So answer that question,  
13 if you have an air condition that  
14 can't remove, what should you do on  
15 the inside to protect you from --  
16 from the dust, and is this dust  
17 really not harmful. And I think I  
18 got your question, right? Was that  
19 it? Okay.

20 JIM SANTORO: Yes, if you  
21 can't remove the air conditioner  
22 make certain that it's turned off  
23 and then covered over. If it is  
24 something that is in -- and I'm not

1 exactly sure where you are -- if it  
2 is something that is in the location  
3 where it would be hit by the heavy  
4 dust that I was talking about  
5 earlier, then we will take a look at  
6 it, and if it needs to be covered,  
7 then we will accommodate that. But  
8 if it is out beyond the range of  
9 that heavy dust, then all we need to  
10 do is have it turned off. And if  
11 you wanted to go ahead and put a  
12 piece of plastic on the inside.

13 UNIDENTIFIED SPEAKER: We're  
14 right at the corner just make sure  
15 -- on the outside actually goes --  
16 one of the apartments to see,  
17 because there's a lot of cracks in  
18 the area and dust will get inside  
19 these apartments.

20 JIM SANTORO: Again, if when  
21 we're coming around you want to show  
22 that to us, I'd be happy to go take  
23 a look for you.

24 UNIDENTIFIED SPEAKER: Who is

1 the manager? They should be  
2 responsible, sir, for every resident  
3 in that apartment building. Your  
4 manager, they should take care of  
5 it.

6 MS. TILLMAN: That's a great  
7 point, and as we said before, we are  
8 talking directly to that management  
9 office.

10 MR. JOHNS: One last  
11 question. Ms. Gray.

12 MS. GRAY: I just want to  
13 address Lisa's question, you know,  
14 about the violence and everything.  
15 We are in a perfect position before  
16 you start building them houses to  
17 get to -- work on cleaning  
18 up (inaudible) this together. I  
19 think it's a big job. I think with  
20 the cooperation of everybody that's  
21 concerned we might be able to clean  
22 this out before we put them back in  
23 so we don't have to worry too much  
24 about who comes there because

1 they'll be coming into a clean  
2 environment.

3 MR. JOHNS: Thank you. That  
4 does deserve a hand. That was the  
5 last question.

6 It's a little bit after 8:00  
7 so you ain't got to go home but  
8 you've got to get out of here.  
9 Again, I want to thank everybody for  
10 coming to the meeting and working  
11 with the Housing Authority. And  
12 before you leave I would like to  
13 have Pastor Hasty give you some  
14 words of encouragement and prayer  
15 for our trip home.

16 PASTOR HASTY: Thank you all  
17 for coming out again. Please be  
18 careful going out of the building.  
19 It is raining. It is raining now.  
20 I was hoping the rain would come and  
21 go past, but it has not.

22 It's been a very informative  
23 session. And we are grateful for  
24 the meeting that has transpired this

1 evening.

2 (Inaudible) we thank you for  
3 this session, thank you for the  
4 various community members that have  
5 come out, thank you to the various  
6 city officials and the various  
7 companies that are a part of this  
8 project. We thank you so much for  
9 the Housing Authority. In Jesus'  
10 name we pray. Amen.

11 \* \* \*

12 (Whereupon, the meeting was  
13 concluded at approximately 8:10 p.m.)

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C E R T I F I C A T I O N

I, Michele Matteo, RPR, CCR, hereby  
certify that the foregoing is a true and  
correct transcript of the proceedings held in  
this matter, as transcribed from the  
stenographic notes taken by me.

*Michele Matteo*

Michele Matteo, RPR, CCR  
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