ORIGINAL

PHILADELPHIA HOUSING AUTHORITY

QUEEN LANE COMMUNITY MEETING

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Thursday, January 19, 2012

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Meeting of THE PHILADELPHIA HOUSING AUTHORITY, held at the NEW MOUNT MORIAH BAPTIST CHURCH OF GERMANTOWN, 5323 Pulaski Street, Philadelphia, Pennsylvania, 19144, commencing at 6:00 p.m., on the above date, before Ronald DeShields, Registered Professional Reporter and Notary Public.

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A P P E A R A N C E S:

Michael Johns, PHA
Keith Caldwell, PHA
Rylanda Wilson, PHA
Thomas Kuhar, PHA
Rosita C. Youngblood, State Representative
Cindy Bass, Councilwoman
Jay Ferraro, Dale Corporation
Jim Santoro, CDI

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MR. CALDWELL: Good evening. I'm Keith Caldwell, General Manager of Operations for the Philadelphia Housing Authority.

We'd like to welcome you all back to the Mount Memorial Baptist Church, as we continue to keep you involved in the continuing demolition and revitalization of the Queen Lane Apartment.

We have several items on the agenda tonight we're going to go over. One is a big topic, and which a lot of you would like to hear about, is the impending implosion. But before that, we'd like to have Pastor Hasty come up and give us a few words of prayer before we get open.

Thank you.

PASTOR HASTY: Good evening, and welcome.

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(Whereupon, there was prayer had off the record.)

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MR. CALDWELL: Thank you, Pastor.

We'd like to now present Ms. Rylanda Wilson to kind of give you a recap of some of our

previous meetings and to discuss some of the initiatives that will be going forward.

Ms. Wilson.

MS. WILSON: Good evening, and thank you, everyone, for coming out on a really cold night like tonight. It's really nice to see so many people showing up.

We've listened to what everyone has had to say in our previous meetings, and we have developed an agenda for this evening based on just what comments we had the most comments about. This evening we're going to be talking about implosion, demolition, and we're going to be talking about the results of the charette that we had the last time.

Usually, when we're doing these developments we would not be talking about the demolition at this point, it's really much earlier in the game than our regular schedule. But because we had so many comments about the demolition, we've gathered our demolition contractor to talk with us about. Usually we start about seven weeks out before -- in front of the demolition. So that's on the table for this

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evening.

UNIDENTIFIED SPEAKER: (Unintelligible.)

MS. WILSON: Okay. We will talk about Section 106; however, this is not a Section 106 planning meeting. We want to differentiate between an official 106 process and whatever discussion and comments are made in tonight's meeting. Okay.

Just to recap, most -- I see mostly familiar faces, but I'm going to go quickly over what we talked about before, knowing that every meeting is going to be different. Where this is not the last meeting, and it's certainly not going to be a reprisal of the first -- of the other two meetings that we had.

We've talked about Weathering an Economic Downturn, and the impact it has made on our proposed plan. We've talked about the tough housing market that we're in, and how even though the Philadelphia Housing Authority has developed home ownership housing, we're having as much trouble selling our affordable home ownership housing as everyone else is that we read about in the newspaper.

We've talked about how -- and we showed you movies of how PHA has transformed other communities similar to the Queen Lane highrise community. We've talked about how in the community that we can't form our low income housing tax credit property, which are not to be confused with our conventional sites, that may or may not have undergone some rehab.

But there are tax credit properties which Queen Lane will be, there's been a precipitous decline in the crime rate based on how it is that we select people and who is eligible to come back into the newly developed properties.

We've talked about building homes and community jobs, because PHA adheres to a firm Section 3 policy that provides jobs to people in the community and people in the surrounding neighborhoods.

We've talked about the tax credit process and how that schedule works. We'll talk about all of these things in subsequent meetings in more detail. Every time we come back together we're going to add more and more detail, and focus in on the issue that's the most important for that

point in the schedule of development.

The proposed schedule, we've talked about the community and supportive services, and we invited everyone to come and participate in the charette.

So, right now I'm going to introduce Tom Kuhar, who is the project manager for the Queen Lane Development.

MR. KUHAR: Good evening, everyone. Tonight with us we have the three firms that will be responsible for the demolition of the Queen Lane Building. The first is Mr. Jay Ferraro from Dale Corp. They are the prime holder of the contract. The immediate demolition contract will be Geppert Brothers, represented by Marybeth Geppert, and the demolition -- the actual implosion of the building --

MS. WILSON: Please talk into the mic.

MR. KUHAR: The actual implosion will be by Controlled Demolition, Mr. Jim Santoro, and I will turn this over to Jim at this time.

MR. SANTORO: Thank you. Good evening. First of all, what I'd like to do is show you a brief, about five-minute long video. It was

developed to entertain people, but what I found is it's a useful tool to show people what implosions are and how they go on in your neighborhood.

A particular note I'd like you to be looking at the proximity of some of these buildings which are, in fact, much larger than the building we have across the street, to buildings that are glass facade, things like that.

I'd like you to also look at something that we really do have to concentrate on tonight in terms of how we deal with the implosion, that's going to be dust. I don't want anybody to worry too much about vibration, and after the video I can explain why vibration is not an issue, but dust is really the thing I want you to pay attention to.

And you won't have any problem if you allow us to work with you and take preventative measures to keep dust out of your homes.

With that, I'd also like to say there are two different kind of structures coming down here. One is a concrete structure, or one type of

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concrete, the other is steel. The concrete structures you will not see any fly coming out of them when they come down. This is a concrete building over here.

The steel buildings, when they come down we use a completely different type of explosive, and you will see some fly coming out of those buildings. Not to worry, we're not doing a steel building here.

* * * *

(Whereupon, there was a break in the meeting for a video presentation.)

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MR. SANTORO: These are steel structures, and you'll see little bits of things flying away from it. That's not something you'd see with the building here.

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(Whereupon, the video presentation continued.)

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MR. SANTORO: That building's total height was the equivalent of a 40-story building.

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(Whereupon, the video presentation continued.)

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MR. SANTORO: I think we've all seen enough of that to get an idea of what I was talking about when it comes to dust.

Let me start off first with giving you a description of what an implosion is, referring to building demolition. We don't actually blow a building up. What you see is that building crumbling and falling apart is mostly the result of gravity and the forces tugging on the building as it starts to fail.

What we do is we use very, very tiny quantities of explosives. In some cases pieces on the upper floors will be only about an inch long. These are going to be loaded into the columns just to create a point of weakness in the building so that as it starts to drop it will continue folding where we want it to.

Down on the bottom floors of the building we'll drill probably three or four holes in a column and put in pieces about that big, which are used just to fracture the concrete and

allow the rebar to expand. We don't actually need to wipe the column out, we just need that column to no longer be able to support the building.

Once you've done that, gravity takes over and the building falls. The total quantity of explosives that we'll use in a building like this would probably fit under the average person's coffee table. We're talking about a very small quantity of explosive.

Those explosives are not placed in the ground, they do not transfer energy to the ground. The vibration that occurs that you will be able to feel is actually caused by the collapse of the structure. That building is not hitting the ground as one big thump.

If I were to take a bucket of sand and drop it here on the floor, probably everybody in this room could feel it. If I take that same bucket of sand and dump it out and allow the grains of sand to hit the floor individually and then drop the bucket on it, you won't feel much of anything.

So, that's really what we're doing with the building. We're allowing it to fall in many

millions of pieces, striking the ground individually. That's why we don't typically generate any kind of vibration that you need to have a concern for.

Heavy truck traffic passing overtop of the street immediately in front of your house, if it's a heavily loaded truck, is in the same range of the vibrations generated across the street 30 feet away when the building hits the ground. You will be able to feel it, and you'll feel it over a prolonged period, but it's not the type of vibration that can generate any kind of damage to a structure.

That's the one thing I do want you to be aware of, it's something you need to plan for. If you take the building down, and as we move further into the Spring and warmer weather, people are going to want to have their windows open. If you take it down conventionally with a wrecking ball or a high-reach excavator, you're generating the same amount of dust over many weeks as opposed to concentrating it or literally in a five to ten-minute period when we take it down by implosion.

The one benefit of that is we can all plan for it. We can have everybody know when it's going to happen. You can close windows, close doors. If -- for those properties that are immediately across the street -- when you saw those buildings coming down you saw a big rush of air pushing out. And the buildings that were right there across the street from them are subjected to that dust push.

Well, we're here to help you and work with you and prevent that dust from getting in. Whether it's helping you with rolls of tape to cover up cracks. We need you guys to help us. We can't obviously do all of it for you, but you need to talk to us. During part of our outreach process, which we'll get into in a minute, we will visit with each of you on that block surrounding it, and we'll get to know what it is you need to do to help you out and prevent dust from getting in.

As part of that outreach process there are really two phases to it, two different groups that are doing it. The PHA will be talking to a great number of people, and I have people here who

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represent them and can talk to what they will be doing. We also, as the contractor, will be working with the people immediately surrounding the site to make sure that nothing goes wrong with your homes or houses.

Um, we also have, as required by state law, a third-party engineer offered free of charge to come and inspect the outside of your building on those houses that are right across the street from us. They're there to document existing conditions. If there were any changes following the implosion you would have a baseline that could be looked at and that you could say that crack wasn't there beforehand, and they go back to the photographs and they can say whether it was or it wasn't. But at least that way you know that it was documented and you have something you can come back and say, you know, you broke my window or you cracked it. Okay.

With that I'd like to open it up to questions.

MR. JOHNS: Can we have people come to the mic. You can line up at the mic.

UNIDENTIFIED SPEAKER: Yeah, my question

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is -- I got here a little late. You say the houses immediately facing -- but what about the houses in the next block, maybe a half a block away. You're saying that there won't be nothing (unintelligible).

MR. SANTORO: No, I'm not saying that at all. When you're talking about dust --

UNIDENTIFIED SPEAKER: They didn't hear -- they didn't hear the question back here.

MR. SANTORO: Okay. I believe the question was are we going to do anything to help the people about dust, and help them if they are more than just the houses immediately facing the block.

Well, that's going to be based on their -- typically as the dust rolls away from the structure it becomes a non-invasive dust, once you're more than a hundred and fifty feet or so away from the building that were felled. As a result, normally just closing windows, closing doors, and making sure you don't have a gap somewhere, a broken window or something, that will take care of it.

If there are any special concerns, they

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can always be addressed during the PHA outreach process, and they will come and contact you and say they had a concern will you go over and look at it and tell us if they need to have something done in addition. And we're very responsive to that.

Thank you.

MR. WATERFORD: Good evening, how are you.

MS. WILSON: Name.

MR. WATERFORD: John Waterford. And I live in the shadows of the development. I have a couple concerns.

The first concern being that, if I'm not mistaken, you said that the only ones that are going to basically be entitled to a review are the people who live directly across the street from the development. That's a concern of mine, okay.

I live, like I said, within the shadows of the development, and I would hope and pray that nothing happens to my property. However, with you putting that on the record, I have a problem with that. And I think that your boundaries need to be extended well within -- across the street in

regards to what the property looked like prior, and what the property looked like after.

And I would hope that that would have some kind of play or development or whatever word you want to use, okay. And that's, at this point, it's one of my concerns.

The other concern is the problem with the pipes, okay. I heard you say that it's basically sand on sand, land on sand, and all that -- it's no bigger than a big tractor-trailer going past my property.

However, okay, I also understand that things change, okay. And it's a probability, okay, that my pipes might take a toll in regards to this. And I don't know how you go about it from this point forward or whatever, but I think that these are the kind of things that need to be put on the table in regards to the immediate community in regards to this development.

And I'm not willing to sit back and say, okay, fine, you know, the guy across the street's protected, but I'm not protected, because I live 400 feet down the road. And that's -- they're my concerns, and I hope you take them well.

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MR. SANTORO: Okay. Sir, actually those are very valid points. Maybe I should describe a little bit more about vibration, what the State requires us to do.

Vibration dissipates with distance. The State also requires, in addition to the inspections of the closest properties, to also put out seismographs. These measure vibration. The U.S. Bureau of Mine Standards has developed a baseline at which the threshold vibration level is stated, and says that at this point you will notice flaking in preexisting cracks in older damaged masonry structures.

It is through historical data that we've collected we know approximately what is going to be generated across the street. We know that it's going to be less as we go further and further away. For that reason they require us to go to the closest structures. If we were to exceed those levels, shame on us, because then we don't have proof that something didn't happen. Instead, the seismographs are there to protect you guys as well as they are to protect us against issues of damage.

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As far as the pipes go, things like that, again, the vibration issues are the same. Those seismographs are out there to record the level of vibration that is imparted into the ground. That is a record which we have to submit to the fire department here in the City of Philadelphia, and it's public record. We can't, you know -- and it's done by a third party, we do not control that data.

I hope I've addressed some of your concerns.

MR. MOORE: Good evening. My name is Thomas Moore. My question is, the guidelines that you're going to use for the implosion or the demolition, what and who are the homes -- like you're saying the ones that are closest to the implosion and then you work your way down from the closest.

What is PHA's record? And I'm asking this to you, Mr. Johns of PHA, what would be your area of people in harm's way? Since you have done these implosions all over the City of Philadelphia, there's got to be some kind of record that you guys have that lets us know, what

do you consider in harm's way?

Then you have the demolition expert, which is -- you're representing Geppert.

MR. SANTORO: I represent Controlled Demolition, we are the --

MR. MOORE: Okay. Well, then you have what you consider in harm's way, which you have explained that you go to the closest home and then you work your way back. Or work your way away from the closest home. All right.

So my question is, this particular highrise is unique and different from a lot of the other highrises than what you have shown us on this video, because directly across the street it's not another highrise, it's not another tower, there's residents right across the street almost on every side of this highrise, except for the playground side, all right.

So my question is, I'd like to find out from PHA what has been your history of the homes that have been in harm's way of your previous demolition. And then I'd like to find out, from whoever is handling the demolition, what is yours. And then we need to know what the guidelines are

and find some kind of equal medium that the community can be happy with, PHA can be happy with, and the demolition can get their job done.

MR. SANTORO: You want to -- first let me -- you're right. PHA here has done quite a few implosions here in town, and I believe all but two or one? I think two -- all but two of them were done by our company. And I was the person who presented for all of those and ran those projects for CDI.

As far as determining the area that we have concern for -- let me use concern rather than in harm's way. First off, we don't think anything is going to happen to your property. And we have a history of not having anything happen, except, perhaps, a broken window, which we are 100 percent responsible for.

If dust gets in your home we are 100 percent responsible for the dust that invades because of that broken window. Both State and Federal law require the blaster to determine that area that needs to be cordoned off for safety.

The PHA has always gone along with us in determining that area. I tend to be a very

conservative individual. We have a tentative area that we've picked out where I want people either inside of their homes, or, perhaps, ask residents to leave their homes during the demolition. And as we develop this a little further we will have that available for people.

We're basically talking about a two block direction, two blocks in every direction surrounding. One block to the southeast, I think it is, a very long, wide block, where we would ask people to stay in their homes. Only those houses which are directly across the street from the tower would we ask people to leave, and that's just because if I break a window and you're standing behind it you can get hurt. If I break a window and I have dust inside, money fixes it and we take care of it. But I don't ever want to have somebody get hurt.

So, to go back to your question who determines and how is this all done, the blaster himself determines the area that has to be cordoned off and who can be where during that time.

We then work with the fire department,

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the police department, and the PHA all to come up with an agreed upon area. That area is never smaller than the area I come up with. We have occasionally expanded it, primarily due to either traffic conditions or an area that the police think is easier to control if they move it a half block in another direction, but it will never be smaller than the area that we come up with and say I need to control this.

MR. MOORE: (Unintelligible) two blocks --

MR. SANTORO: Yeah. And I'd be very happy -- I have a very small plan with me that I have as a working plan that I'll be presenting to the police and fire departments later on, and we only have a brief amount of time, I think following my question-and-answer period here, but I'd be happy to show that to anybody who wants to look at it.

MS. HOPKINS: Good evening, Lisa Hopkins (unintelligible).

UNIDENTIFIED SPEAKER: (Unintelligible) in terms of the area, our concern is they don't want --

MR. SANTORO: In case it changes.

UNIDENTIFIED SPEAKER: (Unintelligible) and they don't want (unintelligible).

MR. SANTORO: Safety is first and foremost.

UNIDENTIFIED SPEAKER: (Unintelligible.)

MR. SANTORO: We have a very good record with no injuries, and I want to keep it that way. I take this very personally, and it's my responsibility. And I don't ever want to have to go home at night and think that somebody got hurt.

Yes, ma'am.

MS. HOPKINS: Lisa Hopkins. I'm on Queen Lane. You talked about the concrete and the dust and vibration, but have you talked about, and I think you haven't talked about, pre-demolition methods as far as removing asbestos, mold, lead paint or the --

MR. SANTORO: Well --

MS. HOPKINS: I'm ahead of myself?

MR. SANTORO: No, I'm going to let somebody else address that.

MS. HOPKINS: But I have a question for

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you as well.

MR. SANTORO: Okay.

MR. FERRARO: Good evening, there's a pre-demolition survey that's required be done of the existing building, the existing structure, for any contaminated materials that are within the building, and those materials will be removed, remediated, and disposed of according to the current regulations and laws within the City of Philadelphia.

So, there will be nothing inside of that building at the time of the demolition that would be harmful to anyone.

MS. HOPKINS: And how far along does that happen before you implode the building?

MR. FERRARO: That will be taking place long before the building is imploded. It will be completely cleaned out. So, the contents will be cleaned out and any contaminated materials as well.

MR. SANTORO: And I'd like to add one thing. The City of Philadelphia Health Department will perform an inspection prior to the issuance of our permit to implode the building. They do a

final walk-through after all the remediation is taken care of. It's actually part of the process for us to get our permit.

MR. FERRARO: (Unintelligible.)

MS. WILSON: Can you state your name, please.

MR. FERRARO: (Unintelligible.)

MS. WILSON: Can you hear? Can you hear him?

THE REPORTER: Can you give him the microphone, please.

MR. FERRARO: My name is Jay Ferraro from Dale Corporation.

Yes. There are regulations, and we use a third -- we have a third-party engineer that will go through with their staff, and they do the survey. Similar to what Mr. Santoro was talking about as far as the testing and the monitoring for them being done by a third party, we're required to use a third party as well so then we don't have control over what they say has to come out or doesn't have to come out, and then we submit that survey to the City of Philadelphia, and then we have to get the permit for it. It's got to be

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approved, and we have to get the permits for that so that they're aware of what was inside of that building.

MS. HOPKINS: And that includes the extermination of pest (unintelligible) and vermin?

MR. FERRARO: Yes.

MR. SANTORO: Part of the demolition permit requires that the building be abated for vermin X number of days in advance. It will actually start well in advance of the implosion, because there's a small amount of preparation after remediation is done that Geppert will have to do for us in terms of tearing the floors out. They'll have that in there -- they'll probably have the abatement material -- for rat abatement, roach abatement, they'll probably have that in there during the environmental portion of it.

MS. HOPKINS: Now, we just had an earthquake over the summer, and some people -- it was 30 seconds, some people in this area did experience some cracks. We -- just last Monday there was a major sinkhole on Queen Lane. There was major sinkholes on King Street, from what I saw, I don't know where the other ones are.

So, if you're talking about a 16-story building that's going to come down, what is that going to do to the infrastructure underground, being that Germantown is the oldest city with the oldest infrastructure of piping underground. How is that implosion going to affect that?

MR. SANTORO: The implosion -- once again, the level of vibration is not going to be that which could cause a sinkhole. Sinkholes are caused by an undermining due, typically, to some kind of hydraulic activity; old streams, bad sewer lines that have been leaking for years in a particular area and they've channeled out and caused soil out from underneath.

A sinkhole will occur when a sinkhole wants to occur. It does not take vibration to trigger it or cause it to collapse. They're a whole plan unto themselves.

In terms of comparing this to earthquake current, the amount of energy that's pumped into the ground through an earthquake is far different from the amount of energy we're going to pump into the ground by taking this building down. It's really two different animals, in that respect.

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MR. FERRARO: With our contract with the Philadelphia Housing Authority we are also required to do a post-- a pre and a post-survey of the underground utilities in the surrounding area as well, so we will know what the condition of the utilities are prior to, and we will then do a survey after to make sure that they are in the same condition.

UNIDENTIFIED SPEAKER: (Unintelligible.)

MR. SANTORO: That occasionally goes on, where somebody voices a concern, and I was unaware that they were going to be doing that.

MS. ADAMS: Hi, I'm Cathryn Adams. I'm three blocks from the implosion site to be. My question tonight is mainly about the dust control strategy during demolition, during the implosion, and also post implosion.

How are you going to control the dust, the asbestos, any particulate that is released (unintelligible) implosion. So what are you going to do, is there going to be some sort of filter system, some type of monitor, can that information be made available on a daily basis so we can close our windows if need be?

I know you're saying that it only goes a hundred and fifty feet --

MR. SANTORO: No, no, no, no.

MS. ADAMS: -- and spreads out, whatever, dissipates, whatever it is, but my concern is the surrounding community wants to know, it's not just the people that are right around the building that want this information.

MR. SANTORO: Let me clarify. When I said forceful dust, an invasive dust only goes about a hundred and fifty feet or so. Now in the direction down wind, that dust will continue in that direction, and may go for several (unintelligible).

What it tends to do, though, is as it travels in the direction the wind is blowing, as it hits that first of level of buildings it's now at that roof level and continues. It will then continue to rise. It does not have a tendency to settle back down unless we have a very, very, very still day. We're talking about less than one mile an hour breeze.

Now, as far as dust particulates and monitoring, things of that nature, the City Health

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Department also has a set of guidelines that they have asked -- which they require contractors to do a certain amount of air monitoring before, during, and after the implosion. The before, during, and after is to determine ambient levels before, ambient levels after, and what occurred during the implosion.

You will see a tremendous spike during the implosion, and you typically see, within several hours, the dust levels have dropped down to the pre-implosion ambient level. I don't think it's on a realtime basis, but that information is available. But it is public information, and the Health Department does collect all of that from -- and, again, it's a third-party independent monitoring agency that has to be engaged to do that.

MS. ADAMS: Okay. And then I guess it relates also to my concern about the asbestos materials during removal and how they're --

MR. SANTORO: Well, that's a --

UNIDENTIFIED SPEAKER: (Unintelligible.)

MS. ADAMS: -- removed and how they're handled. Yeah (unintelligible) saw on

some of the imagery that the roofs are not stripped nor are the mechanical, so how are we getting to feel confident that all asbestos material, mold (unintelligible) I'm sure there's a lot of asbestos wrapped around pipes and the HVAC and so on.

So, is all of that removed in the -- prior to demolition?

MR. FERRARO: All of the materials in the building are tested prior to -- and if it's tested to contain asbestos material they're removed.

And there is also, during that process, the air is monitored during the abatement process as well, pre and post.

MS. ADAMS: And will it matter (unintelligible) concern of the workers that the OSHA guidelines on-site, are those -- how are they monitored and can you define that a little bit.

MR. FERRARO: Sure. Dale Corporation has its own Director of Safety who works in coordination with the OSHA department, and there will be inspections on a daily basis that will take place to make sure that everything is done

and done within the OSHA standards.

We work, like the Philadelphia Housing Authority, throughout the City on many projects, and our exposure to the City is one which we would never ever jeopardize our reputation and not do things and not follow the guidelines of OSHA.

MS. McNEIL: My name is --

MS. WILSON: Speak into the mic, please.

MS. McNEIL: My name is Teresa McNeil and I'm a resident on Oxford Street. And maybe some of my concerns have already been addressed but maybe to somewhat of my unclarity. And one of them was the safety program infrastructure, like you said, in place -- wasn't in place -- if so, to what advantage, and if not, what avenues do you plan to take to make this a safe haven so when you do do the constant, you know, demolition or whatever it is, you said it's not going to be any flies, you know, the pieces coming apart.

But even in the structure of the concrete, isn't it still going to be some type of debris that's going to come from that part -- that's going to affect, you know, the surrounding

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homes in the area? I'm not understanding that part.

MR. SANTORO: Once we get more than, say, 10 or 15 feet away from the building what you're getting is very, very heavy particulate. It's -- some of it is -- and it's much smaller than your fingernail, but it will be little tiny flecks of brick, things like that.

And they're carried not by the explosives out of the building, but a building is made up, approximately 85 percent of its space is air, so as the building collapses -- you saw all those big dust clouds rolling out, that's that collapsing air being -- or the air being pushed out of the building as the building collapses, and it will pick up small, fine particulates, and it will blow them across the street.

MS. McNEIL: Okay.

MR. SANTORO: That's the stuff I'm talking about that falls out within about a hundred and fifty feet of the building. And you will walk out -- if you were allowed to walk out on the street following the implosion, you'll see in that hundred and fifty foot radius dust and

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that almost sandy grit that will be a quarter of an inch to a half an inch deep. Then it all of a sudden stops, and at that point it becomes a very light dust that just keeps blowing in the direction the wind is carrying it.

MS. McNEIL: Okay. But maybe that's where my concern is, because I'm still looking at a safety preventative structure -- okay, you saying that it's going to be in place, but it's only going to be in place to 150 feet --

MR. SANTORO: No, no. The safety perimeter is going to extend approximately two blocks. Or a very long block to the southeast. We're looking for an area between 550 and 700 feet away. And that's done because, let's say we've got some crazy person out there who just wants to get a photograph. And what they do is they come running through that line. And we want to have plenty of time during our countdown to stop it. That's why we go so far out.

MS. McNEIL: And I appreciate the Pastor for allowing us to voice our opinions --

MR. SANTORO: If you didn't have questions I'd be surprised.

MS. HARRISON: Good evening. My name is Pat Harrison, I am a member of New Mount Moriah Baptist Church, this is my church.

And I would like to know in regards to our windows, what precautions will we be able to take, and also what do you anticipate happening to these stained glass windows?

MR. SANTORO: You should not have anything happen to these stained glass windows, believe me. You're actually, believe it or not, really far away. There are houses that are immediately across the street that I think that are close, but when you start adding another 50 feet or another 70 feet to what those houses are, I start to think of you as being far away.

I do have concerns, churches in particular, when we go and look at them we're looking for things like how your organ -- if you have an organ. If you have air bellows, things like that, that allow dust in.

I've done this a lot of times, and I know most of the questions I need to ask. I will, of course, rely on the pastor or someone else affiliated with the church to guide me through and

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point out anything that I need to do to prevent dust from getting into your church.

MS. HARRISON: Do you think they will be boarded up anyway, just for precaution?

MR. SANTORO: We would not -- we would not foresee boarding up. I'm afraid -- typically that type of protection causes more damage than not doing anything with them. It's the guy who makes the accident and jams the two by four into the glass, or he damages part of the stucco on the outside by driving nails in.

MS. HARRISON: Thank you. They will be asking me this on Sunday.

MR. HEPPENSTALL: Hi, my name is Marcus Heppenstall again, and I'm sorry for calling the question out earlier.

But it's probably really no big concern, we had talked earlier about the -- what kind of soil is made up over there. Have you had anybody test over there, you know, because there's a difference between whether it's sand over there or if it's clay, because I think we had some kind of small concern --

MR. SANTORO: The --

MR. HEPPENSTALL: -- it may not be anything, but --

MR. SANTORO: Geotechnical makeup is something that the people who do our seismic monitoring do pay attention to in terms of levels and expectations and vibration, but we know that over a fairly wide selection of soils what we can expect in terms of vibration from this building.

MR. HEPPENSTALL: (Unintelligible.)

MR. SANTORO: It's a company by the name of Seismic Surveys Incorporated. They are out of Frederick, Maryland.

They are well versed in doing this type of monitoring and this type of inspection. Again, the State doesn't allow anybody to go out and, you know, take photographs itself, they want to have somebody who's got a background in this type of -- and they do all -- not just implosions, but they also do all sorts of utility blasting monitoring and monitoring for, yes.

MR. PALMIER: Greg Palmier. I have a question about the trucks and vehicles you'll be using to haul this massive amount of material out of our community, because as they leave our

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community, depending on the size and whether or not they're tarped, they will be spreading a good bit of the dust around the community, and they'll also probably be larger and heavier than we're used to seeing.

I'm just wondering what size vehicles you're talking about and what's the route you're going to be using.

MR. SANTORO: Well, my -- Pat (unintelligible) can you address that? Come on down. This is Pat from Geppert Brothers, and he is far more versed in that than I am.

UNIDENTIFIED SPEAKER: Hi, I'm one of the demolition contractors. And, yes, we will be hauling most of the --

UNIDENTIFIED SPEAKER: We can't hear you.

UNIDENTIFIED SPEAKER: We will be hauling most of the concrete and the rubble off-site, but there are weight limits for the trucks. So, typically, they're not -- they don't usually weigh more than, you know, if there was a construction project going on in the site, in the neighborhood.

So if there were building construction, they were bringing stone into the site, it wouldn't be any heavier than the truck leaving the site. Even when a trash truck or a school bus gets full, those heavy trucks kind of weigh in the same neighborhood as the dump trucks that are going off the site.

We have not determined what our path will be, you know, to get the material from the site off to the highway itself. Typically, once we figure that out, you know, whatever street it will be, you know, a main thoroughfare to get to, you know, the expressway and then park off the road.

MR. PALMIER: When you're talking about (unintelligible).

UNIDENTIFIED SPEAKER: Yes, we could do that. We could let you know what the truck route would be. And then also the tarps -- you mentioned the tarps. It's the law to have all dump trucks covered with tarps, so we do that on all jobs, not just large jobs but small jobs too.

MR. PALMIER: We're familiar with Geppert, because Geppert used to survive in East

Germantown (unintelligible). So, we're glad it's an agency that was local, and you're still out in Colmar, I think.

And you'll be using dump trucks or tractor-trailers?

UNIDENTIFIED SPEAKER: A combination of both.

MR. PALMIER: And they will all be tarped.

UNIDENTIFIED SPEAKER: Yes.

MR. PALMIER: And can the community have any say in the -- in how you come and go, because that might really affect fewer people if you come and go in certain ways rather than taking, you know, certain streets.

In other words, using, you know, some of the larger thoroughfares, some of the areas that are less residential, is that something you'll take into consideration?

UNIDENTIFIED SPEAKER: A discussion can be made to take that into consideration. We also have to take -- by the City of Philadelphia as well, because they're going to make a determination of the safest route in and out of

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the community. We're not going to have trucks pulling out going in different directions and going all over the place.

We will have full-time supervision on-site during the entire process that anybody can also come up and speak to for any questioning that they may have.

We will make sure that the trucks are all covered. We will make sure that no excess soil or dirt is being drug out onto the street. If there's any soil that's brought out onto the street we'll make sure that it gets cleaned up immediately.

All of these things that you're asking and all the things that you're talking about, there are strict guidelines within the City of Philadelphia that we have to adhere to as a construction manager and as contractors. So -- and the two gentlemen who are going to be on-site are actually here tonight to observe the meeting tonight for us.

MR. PALMIER: Is there any way this could be scheduled around a day where it's moist or it's raining? In other words, reduced -- when

you actually do the implosion or implosion in (unintelligible).

MR. SANTORO: Unfortunately, we really can't do that, because of the use of explosives. There is such a -- in this day and age the security and everything and the amount of time it takes us to load, they would not let us to load a building and have it sitting around until we get the proper weather.

It actually, believe it or not, the drier it is the easier it is to clean up. The perfect weather condition would be a dry day for the implosion, we get it cleaned up, and then a terrific thunderstorm.

MR. PALMIER: The last question is, we have a lot of churches in the area that do a lot of things, funerals, weddings and services and so forth.

Will the churches and the other institutions in the area be alerted as to the date of the --

MR. SANTORO: Absolutely.

MR. PALMIER: -- so they can plan around that?

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MR. SANTORO: I believe there's already been some outreach to the two closest churches here, and we have --

MR. JOHNS: (Unintelligible.)

MR. SANTORO: Three churches. And we have already chosen to look at this as a Saturday implosion versus a Sunday to accommodate those people who don't want their worship services disrupted.

MR. JOHNS: The gentleman in the brown, we need to make that the last question for this part of the meeting tonight.

MR. MERRETAZON: Good evening, I'm Minister Ari Merretazon, and my --

MS. WILSON: Spell your name again, please.

MR. MERRETAZON: First name, A-r-i. Last name, M-e-r-r-e-t-a-z-o-n. And my concern is more about the underground ancestral resources there, you know, the bodies that have been uncovered -- not uncovered, but discovered there.

And I want to know whether or not your initial survey covers the impact of those -- the

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impact of the explosion or the implosion on those underground resources, underground bodies, and will it actually -- will the survey include a determination what's underground?

MR. SANTORO: No, we have no intention for doing any kind of surveys underground. This type of thing is not going to subject those remains to anything that hasn't been going on for many years in terms of car and vehicular traffic right now.

Again, the vibration level is very low in terms of what will be going on when we take the building down. Everyone in the project is very much aware of that, and I believe, you know, every care and effort will be made not to disturb surface areas to any degree during the implosion or during the clean up activities.

MR. MERRETAZON: Can you give an example of how that will occur, how would you take care of (unintelligible).

MR. SANTORO: We're developing a plan with the Housing Authority currently to minimize any activities that are going to go on in the area of the potter's field.

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We do know that in order to reestablish the potter's field as it would be that the macadam, the concrete that's in that area and some of the fencing and the equipment that's there would have to be removed. In order to do that we're going to have to bring equipment on, but the equipment that comes in has a very low point load, basically the weight of the equipment is spread out over larger areas so that it doesn't really put a lot of pressure on the ground. It's a big piece of equipment, but the weight is distributed more evenly than it would be on some smaller equipment, actually.

So, we are doing what we can to minimize any activity whatsoever in that area. Limiting it to only what we actually need to do in the area and that's it.

MR. BROWN: Hello, my name is Lamont E. Brown. I think that you guys have done a pretty good job at explaining how homes and, you know, foundations and everything will be taken care of, but what about outdoor property such as vehicles, will they have to be moved to a certain extent? And also maybe like outdoor air conditioning units

or maybe business ventilation.

MR. SANTORO: Very good question. One, this is -- this implosion actually is a community activity. We're going to ask everybody here to cooperate with us and help us out. As such, you're right, we don't want to have cars parked in the immediate block surrounding the area.

In working with the police they will tell us whether or not they will let us have cars parked on the street that are inside the zone, but the cars are far enough away that we're not concerned about them. They may say we would like to, you know, have no parking in that zone during the implosion. Because nobody is -- nobody has to get to their car at -- for some reason or another during the implosion itself.

So they will probably ask us not to have cars parked in the area during the implosion. As far as outdoor equipment, things like that, which may need to be protected, once again, I know that we have protection activities that are going to be in the block immediately surrounding. We have, through the PHA and their outreach process, a place where you can note something where you want

somebody to come and respond and take a look at it and see whether it needs to be protected or not.

And between the PHA and the contractor they'll evaluate that and either provide assistance or -- and very honestly tell you, no, it's not at risk. But if it is at risk, we don't want anything damaged, so the contractor will take care of it if it has to be.

REVEREND SIMMONS: Thank you. My name is Reverend Leroy Simmons, and my questions are on the total project.

As you know we might be in the heart of the highest unemployment area in this area. Have you made a commitment to African-American contractors, workers, in this project at every level? And is there an opportunity for people in this community to get jobs? If so, how do they do it?

MR. SANTORO: Okay. We have made a commitment to the Philadelphia Housing Authority to reach out to African-American companies, minority companies in general. We always do. It -- we don't do that as a matter of a requirement, so to speak, from the Philadelphia

Housing Authority, although they do place it in our contract. It's a matter of how Dale does business.

We have had over many, many years from the original founder working in the City and respecting the community, to reach out to the community and to try and hire within the community and in the City of Philadelphia as far as businesses are concerned.

As far as individual residents are concerned, there will be opportunities. Project manager John Morris, who's sitting at the back of the room, if you can raise your hand, John, if you wouldn't mind. Thank you.

He will be on-site. There will be a site office compound set up that you can come to and you could see John as far as getting individual applications for jobs.

REVEREND SIMMONS: Perhaps I wasn't as specific as I could be. Have you made a commitment to this project on a percentage of African-Americans that will be involved in this demolition and development?

MR. SANTORO: There is a commitment to

The Housing Authority --

REVEREND SIMMONS: What's that percentage?

MR. SANTORO: It's a minimum 30 percent for minority.

REVEREND: SIMMONS: All right. Thank you.

MR. SANTORO: And on a typical project we exceed that, sir.

MR. CHAPMAN: I'm Buddy Chapman, 4th generation Pulaski town person. My family established residence in this comunity in 1922. Okay.

First of all, Reverend Simmons, I appreciate your question, because myself and Thomas McSween at one time owned the largest minority union paint contracting firm in the City.

Dale Contractors has one of the worst reputations, okay, of implementing minority participation in their projects, okay. Now, you may have improved that since 2000, but prior to 2000 you had a terrible reputation, okay.

I'd be very interested in participating

on whatever committee is established in the hiring and support of minority paint -- not paint, but minority contractors in general on the project, okay. A lot of people in here don't understand the numbers. A lot of people in here don't understand the game.

You see, when you're a minority contractor, okay, you have to sign their contract as opposed to their signing yours. You must -- if you don't have the financing to move forward through the project, okay, then they do what they call joint check arrangements, where they'll pay your bill for your supplier, if you're a union company they will pay your bennies, okay, and assist you in making payroll.

Essentially what you wind up with at the end of the day is rather than a profit you wind up with a paycheck, okay. So, I'm saying whoever's in charge of this, John Fortan Chapman wants to be involved, okay, with Dale Construction Management in the selection of minority contractors on this project. And I'm talking about, as Reverend Simmons said, minority contractors that look like us, okay.

There's a lot of white women-owned firms in the City, and I understand that, and I have no prejudice, okay, but, you know, this is a real opportunity for some folk, okay, to move forward. You know, and I'd like to see that happen.

Now, where's the guy from Geppert? Are you to be crushing on-site and hauling, or are you just taking out in mass (unintelligible)?

UNIDENTIFIED SPEAKER: We're not going to crush.

MR. CHAPMAN: You're not going to crush. Okay. Well, then I don't have an issue about the dust other than the implosion. Okay. But I want to say to everybody here this evening, okay, Ms. Bass, I understand you the new Council person, and some of you people I don't even know, okay. I know Rosetta Youngblood. Before she was a State rep. But what I'm trying to say here is, this community is real special to us. You know, Greg Palmier, he's a newcomer, okay. When you talked about the burial site over here, most of the remains in that site were hauled out when they built 301.

UNIDENTIFIED SPEAKER: I don't think so.

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MR. CHAPMAN: Excuse me, sir. I was here.

UNIDENTIFIED SPEAKER: (Unintelligible.)

MR. CHAPMAN: I'm trying to say to you. I'm not talking about what I think I know, I'm telling you that me and Johnny Beale and Butch (unintelligible) we used to roll the skulls down Queen Lane playing bowling ball, okay. Okay. All right. We were kids then. All right.

So a lot of those remains that were there, no longer -- probably are not there when they excavated the site to build 301, okay. We were never happy to receive 301; however, many of the people who were displaced at 301 moved into 301, so probably in the first 15, 20 years that it existed they were mostly Pulaski town representatives (unintelligible) in those buildings.

But I'm on Reverend Simmons' point, okay. Because, you know, I had to sue your firm, okay, in 1993 over a contract. So I -- I know your reputation. I know your owners, okay.

So I'm saying to you, I really want to participate, and I really want to be a part of

this selection of minority participation in this project.

Now, you can pick Larry McCrae, okay, and Larry could probably swallow up the whole 30 percent. So, maybe you need to put a little more on the table than just 30 percent.

MR. SANTORO: Yeah, that was a lot, and I'll see if I can carefully and correctly, yeah, address -- address the concerns that you've brought forward.

I would be more than happy to speak with you, sir, after the meeting is over. I would like to speak with you personally after the meeting is over. I've been with Dale since the year 2000. So, I've been with Dale after whatever experience you had with Dale, and I can tell you that the time -- my position as the Director of Operations with Dale Corp., under my direction with -- along with the principal, we have worked very hard to establish what we believe is actively hiring minority companies with -- inside the city and the community.

One of the things that you had expressed here talking about joint check agreements and

paying for the union dues, things like that, that's not our -- that's not the way we would rather do it. We would not rather issue joint checks. A lot of times companies and contractors will come to us and ask us to do that, or their suppliers will ask us to do that.

We don't do it if the supplier asks, we wait until the company comes to us and says this is the way we want to do it. However, if we know that there's a supplier that needs to be paid, we're responsible to pay that.

MR. JOHNS: This -- this meeting is about the implosion and the next step. We can have a separate meeting, if you'd like, to really talk about hiring and those issues, but we have --

MR. CHAPMAN: Who are you?

MR. JOHNS: I'm sorry, I'm Michael Johns. I'm planning design for the Philadelphia Housing Authority.

So, we've got a two-part agenda -- we've got a two-part agenda, so I don't want to -- I don't want to turn this into another meeting.

But we will gladly have a meeting to address all those issues. So, if we could just

move forward with the agenda, I'd appreciate that.

MS. WILSON: Okay. I want to thank the demolition contractors. I'm getting ready to introduce this gentleman. I'm Rylanda Wilson, I'm with the Philadelphia Housing Authority. I'm a Supervisor for the Partnership and Resource Development Department.

This essentially is the grant writing department. And I'm here to introduce Michael Johns, General Manager for Community Development and Design.

MR. JOHNS: Good evening, everybody. This is a great meeting. Tonight glad people are still sticking with us.

I just wanted to acknowledge Rosetta Youngblood --

MS. YOUNGBLOOD: Rosita.

MR. JOHNS: Rosita Youngblood. I'm sorry, I always say Rosetta. Rosita Youngblood, yes. And Cindy Bass, I believe you wanted to say a few words. Our new Council person, we just want to welcome her.

Ms. Cindy Bass, new Councilwoman for

this District.

MS. BASS: Thank you, everybody. I just wanted to, you know, come by tonight and -- the first thing is I want to say thanks so much to everybody for showing out.

This turnout tonight really speaks to this community caring, this community being involved and engaged. And I see this as the beginning of many, many great things that are already happening and are going to continue to happen in this area.

So, I want to thank everybody for coming out tonight. I want to thank folks for -- PHA for coming out and answering questions.

But I do want to go specifically back to Reverend Simmons' dialogue (unintelligible) and Mr. Chapman as well, because that's something that's really, really critical and important in terms of involvement in the project, and that we not just have an opportunity to participate in terms of being good neighbors and being good citizens and working along with PHA and with the folks who are doing the demolition, but also that we have an opportunity to

participate economically.

And so that's really critical, that's something that our office is looking forward to working with everybody to play a role in.

So with that being said, I don't want to delay the meeting any further, I want to get to the good information I know you're going to be telling us about, Michael.

Thank you so much.

MR. JOHNS: State Representative, would you like to say a few words?

MS. YOUNGBLOOD: (Unintelligible.)

MR. JOHNS: Okay. First of all, thank you, thank you, thank you, for all the people who've stuck with us so far and were involved with the charette that we had at the last meeting. It was a great success. And I know there's some questions about the 106 review process.

Let me be very clear, and I thought we had made that very clear at the other meetings, that the design charette that we did was in no way to supplant the 106 HUD required review process, but it was the Philadelphia Housing Authority's desire and need to have input from the community

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at large to get an understanding of what the ideas were that the community at large want to see, so at the end when The Housing Authority enters into a program at -- an agreement with HUD and other players we will know from the community at large what are some of the things that they wanted.

So here are just some shots of sort of the activity that took place. And, again, just thank you, thank you.

You can see the involvement that the -- everyone had, you know, just really getting involved, being a part of the community. It was just a great evening. This picture right here, I think I have to thank the young lady here, the reporter, I think these are your photos, so I have to give you credit. But this picture right here I think says it all. This is what it's about. How amazing is that that this father brought his son and his daughter to a community meeting to talk about a potter's field. How amazing is that. How involved is that that this community is.

So that is a great -- a great thing just to see that happen, that they would want to be a

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part of that. That's a picture that they should put in a book somewhere when this is all done.

So, just briefly, I'm going to ask that our archeologist come up and just talk a minute briefly about the 106 review process, because the charette, although it was a great success and we're using your input for our purposes, it is not the official HUD 106 review process.

MS. KINSMAN: My name is Mary Kinsman. I work for a company called CHRS, and we're the cultural resources firm who's involved with the project. And our responsibility throughout the project is to ensure that the HUD Section 106 process is followed, and that it's followed correctly.

It's outlined very basically here on the board just to give you a really brief overview. We initiate the process, we contact the appropriate agencies, in this case HUD, PHA, the State Historical Museum Commission, the Advisory Council for Historic Preservation, which is the national agency that oversees all of us.

We identify historic properties working with the community, with local historical

societies, with local residents. We look at what effects the project could have to historic properties. This includes standing buildings, (unintelligible) archeology that this is the potter's field.

If there's going to be some effect to any of these resources, if there's going to be the potential for an impact, anything like that, we work to resolve the effect ahead of time. And the biggest part throughout this entire process is the consultation, which begins as a series of what are called consulting party letters, which are being sent out, I believe, this week by HUD to representatives of the community, to residents, to groups and organizations that are interested in the Section 106 process, and those will be coming out very shortly in the mail to all of you.

And the Section 106 process will proceed concurrent with the overall project. But, again, as they said, it's a separate process and it's going to happen on its own track (unintelligible).

MR. JOHNS: Thank you. So what happened last week, for those of you that missed it, this

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is the overall site. This is Queen Lane. This is Pulaski, this is Penn, and that's Priscilla. And this is the original site of the potter's field.

There were originally row houses that fronted along Pulaski, Priscilla, and Penn Street, with the potter's field facing onto Queen Lane. That was back in 1755. This is currently where the highrise sits. I put a little box here because that used to be a bar or something that was on the corner, and we actually don't own that as part of this development. But this is currently where the highrise sits.

You can see where the former potter's field was, and then what was left is now a playground. So, what we asked the community at the charette last week -- or a few weeks ago, was, how should we honor our ancestors? What should we do in this potter's field? And we asked that question. And, of course, that's the proposed housing.

So, the new proposed housing actually surrounds this cite as it did back in 1755, essentially, with the potter's field being open. That is a change from our original -- original

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plan, based on the comments that the residents made. And I think that this is the lady that actually sort of made the statement that made us change our mind, so thank you. She deserves a hand. She deserves a hand. Haven't seen you since then, but we've talked about you a lot.

UNIDENTIFIED SPEAKER: (Unintelligible.)

MR. JOHNS: And so these were some of the things that came out, and we have all the -- the boards that people wrote on and talked about, and their comments that they had. These are just things that came out.

Change the name, create a new identity to reflect the history. Give the memorial the same attention as the president's house. Create a playground to honor the children. No paving. Contemplative and reflective atmosphere. A playground not to be located on potter's field. No enclosed spaces. Active passive green space. No playground, but rather a quiet green area or meditation garden.

Security features. A memorial of marble or art -- of art for local children. An art program, mural, et cetera. Placard in the ground

creating a walkway path outlining the history of the site. Positive affirmation for those who are there.

The end of the path should include a thought or a question. These are some of the ideas -- or many that came out of this. Some folks said put some plaques mounted on trees. A winding path and a fountain with a plaque dedicated to the potter's field. Planting and use of perennials or trees or grasses, benches. Use of waterscape such as fountains, running stream, or reflective pool. A decorative trash receptacle.

Insulation -- isolation -- I'm sorry, isolation or quiet zone, a buffer between potter's field and the backyards. A plaque to note the historic location.

Contact the Genealogical Society of Pennsylvania. Investigate history of culture and implement. Plaque to educate the residents about potter's field. Centralized monument about honoring the individuals who are buried there. A wall of names as a monument, that was something that came up.

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A mural display of past desecration. Design to not resemble a graveyard. Visual representation of people. Recognition of former residents of Queen Lane and those -- and the loss of 64 residential units. Those are the folks that -- the hundred and nineteen down to 55 from the highrise.

A memorial of immigrants; mulattos, blacks, native African descendants, et cetera. Build a wall and call it the Final Rites of Passage. This should be used as a teaching tool for younger generations. Flat landscaping. Low wall bordering the potter's field on Queen Lane. Trees along the path and along Queen Lane.

Recreation center. Buildings to be two or three stories high. Car parking in front of the house. Brick and natural pavement for the path, with grass in between. Dawn to dusk hours.

A question of who will be responsible for the maintenance of the space. And then no dogs should be allowed in the green area. People said some -- again, some type of monument. Place housing along potter's -- along Priscilla Street and Queen Lane and leave the playground as it is,

somebody said that.

Place housing along Priscilla and Pulaski. There should be housing facing potter's field and others facing the street. A shared backyard. Build a home on potter's field facing Queen Lane in front of the mediation garden. Computer center. Computer room open to the public. A community room, I'm sorry, open to the public, that actually we are doing. On one site a learning facility. Access to Penn Street. A wall along Queen Lane.

So, these were some of the comments that came out of the charette. But what we found was there was some common recurring themes, like peaceful and safe. You know, green and sustainable. That was some of the things that came out of that. You know, a place for learning, particularly for children. That was one of the themes that came out of that charette that people really want the children and the teenagers to be involved and understand the history of the potter's field and the history of how the potter's field fit into the growth of Germantown.

Recognition -- recognition of the people

that were buried at that site and honoring them in some way.

People talked about a buffer zone between. That was one of the common -- recurring themes was a buffer zone between the housing and the potter's field. And then, of course, another recurring theme was the possibility of some access to the new monumental -- potter's field to Penn Street. And then security and lighting was one of the -- a big theme that came out of that charette.

And then finally, it was clear that everybody wanted to make sure that whatever's done in this potter's field and to honor the ancestors, that it be clearly open to the public and not separated from the public, or keeping the public out in any way.

So, those were the recurring themes that came out of the charette. Like I said, it was a fantastic time. The Philadelphia Housing Authority will take those ideas, as we move forward through the 106 process we will take the ideas that the community has given to us and work with the consulting parties and their ideas to

come up with some final solutions for that site and for the overall development. And throughout that process we will keep the community informed step-by-step moving forward, so you'll be consistently in the loop throughout the process.

Thank you.

UNIDENTIFIED SPEAKER: (Unintelligible.)

MR. JOHNS: Sure. We'll probably -- you know what we'll probably do is put it on the website.

THE AUDIENCE: Couldn't hear the question.

MR. JOHNS: The question was can we -- the PowerPoint, can we memorialize this PowerPoint and make it available. And so that's something that we can put on the website.

And if you're going to ask questions, can we come up to the podium so everybody hears it.

MR. MERRETAZON: You may have already answered mine.

MS. WILSON: Please use the microphone.

MR. MERRETAZON: I'm Ari Merretazon. And there was regards to success to the minutes,

notes of the charette, I would like to have a copy, and if you can instruct me how to acquire.

MR. JOHNS: Yeah, what we're going to do is, we're going to post this PowerPoint on the website, on the PHA's website, ww, dot, phila, dot, gov (sic). There's actually a section on our website with -- specifically for Queen Lane.

So, everything that we kind of do is going to be posted right on our website.

UNIDENTIFIED SPEAKER: People don't have web access.

MR. JOHNS: I'm sorry, what did you say?

UNIDENTIFIED SPEAKER: People don't have web access.

MR. JOHNS: For people who don't have web access, I guess --

UNIDENTIFIED SPEAKER: (Unintelligible.)

THE AUDIENCE: Really, we can't hear you.

MR. JOHNS: We can't hear you.

MS. TILLMAN: My name is Nichole Tillman. I'm the Communications Director for The

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Philadelphia Housing Authority. If you don't have access to the web, you can see me after the meeting and I can provide you with a number to contact me.

MR. JOHNS: Thank you.

MS. YOUNGBLOOD: Good evening, everyone. I'm State Representative Rosita C. Youngblood, and I want to thank you for coming out to address some of the communities concerns.

Michael and I know each other, because I used to be in management at PHA. So, therefore, I am very familiar with PHA and their processes.

One of the questions that I have, the plan that was presented involved verbal. Is there any way you can get myself, as well as the Councilwoman, an entire package that shows the demolition that HUD approved, the demolition, what is the cost of the demolition after you get the four percent tax credit from Pennsylvania Housing Finance?

Can I also see -- I think you should also share with the community with your financial package, and who are the lenders that will be involved in putting this together, and how much --

are you going to float a bond to get this done? Is it going to be considered a public tax free bond or what?

I mean, I appreciate what you're doing, but this is all verbal. I need to see something in writing and concrete that I can review so I have a clear understanding on how these projects are put together, as well as the Pennsylvania Housing Finance.

The guy in the back from Dale had quoted that there were some State Regulations that he had to adhere to. I'd like to know the State Regulations that he has to adhere to.

I heard a lot about the Philadelphia Health Department. Well, in this case since you're going to be using some State stuff, the State supersedes, and it will be EPA, the State Department of Environmental Protection. And they have a stringent code that you have to follow.

In addition to that, when you said hauling out the debris that has been remediated, what landfill will it go to? Do you already have that as part of the plan, because I want to know where the asbestos and the other stuff that has to

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be remediated, where will it be taken to and how will it affect the lives of the people where it's going to be put. Is it going to be buried underground, or is it going to be on top.

The guy said that he couldn't -- he could have did a topographical view from the air, which can actually tell you what's going on underground.

Germantown used to be the summer home of many of the people back in the 1700s and so forth. There's a lot of streams, ponds that have all been capsulated underground. You can do demolition if we move any of it. And also I had some maps sent to me from Washington. The Wingohocking Creek, it starts up in Montgomery County and comes straight down Germantown. And you can see tributaries filling in as streams along the way.

I need to know what's going on underground, because if any disturbance -- you can have a massive sinkhole like you see earthquakes in California, or mudslides, you can have a domino effect where everything caves in.

So, those are some of the things. And I

am hoping that you would also share that information with the Councilwoman.

Thank you.

MR. JOHNS: And we will. Thank you very much. Great questions. Great questions. And we will have all those answers to those questions, and we will make those questions -- those answers to those questions both available on our website and we'll make a hard copy available to you and the Councilwoman personally.

MS. MILLER: Hi, my name is Debbie Miller, and I actually have a question for PHA, and Ms. Tillman, particularly.

On December 16th I sent a Right to Know Request to PHA, and I never received an answer. And it was actually in regards to the construction of the highrise in relation to the burial ground in regards to what materials were removed. If any action had been taken at that time to do anything with those remains. If the community had been canvassed as far as the remains there.

And I've left messages, and I have never heard a peep. And by law there's a five-day requirement that PHA respond. So, I'm just

curious as to the status.

MS. TILLMAN: I'm not sure about your particular Right to Know Request. I know I received one from Mr. Hopkins, but I'm not sure about your particular Right to Know Request. But you can see me afterwards, I can get that information.

MS. MILLER: And what about the phone messages that I've left? And I actually spoke to your assistant, fairly at length, regarding this project, and he was pretty adamant that there wasn't going to be anything found here at the burial ground, and there wasn't really any concern for it.

So, I'm just interested in where all of this information is coming from too. Because he confirmed to me that there wasn't anything there.

MS. TILLMAN: I'll have to -- like I'll have to go back and -- I don't have a particular assistant, so I don't know who that --

MS. MILLER: I have his name at work.

MS. TILLMAN: All right. If we can see each other afterwards, I'll get your Right to Know Request and we'll follow up. But I'm not really

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familiar with your request, to be completely honest with you.

MS. MILLER: And in addition to that, as far as the consulting parties are concerned, they should have released that two months ago when this process started, and I'm curious now why there's this discussion about it being -- the consulting parties being involved concurrently through this process, and why letters are actually just going out to them now, when this has been a concern in the community for months.

MR. JOHNS: There is -- people have to request to be consulting parties.

MS. MILLER: Well, the State of Pennsylvania has already assigned two for this particular project, the Germantown Historical Society.

MR. JOHNS: Right.

MS. MILLER: And the Philadelphia Archeological Forum. And those were reached out to by the State of Pennsylvania through the Pennsylvania Historical Museum Commission.

MS. KINSMAN: And we might want to take this up afterwards, because I don't want to -- I

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don't want to bore people if you don't want all of the details.

Technically per Federal law the lead Federal agency, in this case HUD, is the only agency that can actually solicit and request consulting parties to the Section 106 process. There have been two requests made, through the City of Philadelphia and the Pennsylvania Historical Museum Commission like the Germantown Association, and both are considered consulting parties for this process.

Until there is a Section 106 action, and that there is an actual plan and a development in place and something going forward there is no information to give the consulting parties.

HUD is now moving forward with their official consulting party process. As to with where it started in the project that's with HUD. That's their determination as the Federal agency when they elect to start the process. But it is definitely moving forward.

The letters are being sent to people who have an interest in the cultural resources and the history of the area can apply to become a Section

106 consulting party. I'll speak to you afterwards if you want to come talk to me about that specifically. But that sort of process is moving forward right now.

MS. MILLER: But I've attended two community meetings for this project, and the Section 106 process has been presented both times, so I'm not sure why -- you're saying that the process is just starting now when PHA has clearly (unintelligible) -- and you yourself just showed a plan.

MS. KINSMAN: The consulting party process is dictated -- and I'm not trying to dodge your question, I honestly -- this is the best answer I have, it's dictated by the lead Federal agency, in this case it's HUD. If it's a highway project it's the Federal Highway Administration. If it's a cell tower it's the Federal Communication Commission. They set up their process, and they determine when they're going to initiate the process.

So I honestly can't give you a straight answer why it's starting now, but I know it's starting and it's going to be followed.

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MS. MILLER: Thank you.

MS. WILSON: We're going to continue to take the questions, but I see people are leaving. And before people leave I want to make mention that we'd like to start having monthly meetings the second Thursday of every month here, same time, same place, same day every month so that we can continually update the community on the status. This is a process.

Some of the questions that are asked we didn't have the answer to, because we hadn't gotten that far. It's not done yet. So, I just want to make an announcement that we're going to be hosting regular monthly meetings the second Thursday of every month here. Six o'clock. Thank you.

MR. JOHNS: Thank you. And we do have to be out of the church by 8:00, so keep that in mind.

MS. PRESLEY: Thank you. Hi, Michael, my name is (unintelligible) Presley, and I have a question about how green are we going on this project.

I mean, looking at Philadelphia and this

sustainability project for this development, how green are we going? That's my first question.

MR. JOHNS: Lead.

MS. PRESLEY: What?

MR. JOHNS: Lead. We're proposing lead.

MS. PRESLEY: Okay. And then my second question, are we --

AUDIENCE MEMBERS: We can't hear you.

MS. PRESLEY: My second question is, we have a lot of schools in our area. This is an opportunity to create not only green jobs, but also green training for our students and for people who live in the community who may not be a part of the union but are unskilled workers.

Is there opportunity for training, and will there be, you know, jobs available and learning for the students at Germantown, at Philadelphia University, people who live in the community who want to get into this industry?

MR. JOHNS: We hadn't thought about that, but I'd like to talk to you shortly after the meeting.

MS. PRESLEY: Okay. Thank you.

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MR. SCHOGEL: Thank you. My name is David Schogel, S-c-h-o-g-e-l. I've been a resident for about 42 years. I only live two blocks away.

I appreciate your meeting tonight. I'm sorry I wasn't able to make the previous ones. And, therefore, I have a couple of questions.

They relate to what's going up in the place of the highrise. I know that it's housing. I don't know whether it's going to be low-income, middle-income, mixed. I don't know whether it's just going to be around the -- the burial site or whether you're going to be filling in some of the vacant spots. We have lots of vacant lots here in this area.

Can you give me some insight as to what you're thinking.

MR. JOHNS: Yes. Yes. Unfortunately, you missed the past several meetings, but the proposal is to demolish a hundred and nineteen units of the highrise, and build back 55 low-income housing rental units, family rental units. They will be located around the perimeter of the original potter's field.

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So, essentially, what was originally housing around the potter's field will once again be housing around the potter's field.

MR. SCHOGEL: You're going to leave the other vacant lots empty around the neighborhood?

MR. JOHNS: That's not part of that -- part of the project. The project is focused on the block across the street, 55 units on that parcel across the street.

MR. SCHOGEL: Thank you.

MR. PALMIER: Greg Palmier. Again, I'm glad to see potter's field coming into perspective.

I wondered what the dimensions of the potter's field are that you're showing are. What are those dimensions?

MR. JOHNS: Those are the original metes and bounds of the original potter's field. It's about point nine acres.

MR. PALMIER: Like how many feet by how many feet? Can you give some idea?

MR. JOHNS: I don't have it off the top of my head, but it's literally the metes and bounds of the potter's field. We have a

description of the metes and bounds of the original potter's field.

MR. PALMIER: And has the Philadelphia Housing Authority ever built houses on a playground in the City of Philadelphia? And if so, where?

MR. JOHNS: Have we -- I can't --

MR. PALMIER: Have you ever --

MR. JOHNS: I cannot tell you specifically whether or not we have or not. I can't -- I don't know off the top of my head.

MR. PALMIER: Because we do have a tremendous number of vacant lots in the neighborhood where houses once stood, and many of us in the community spend a lot of time maintaining those lots. We've got money from our State Representative to actually put wrought iron fencing around those lots, because those lots can either add to the community or take away from the community. And we see those lots as a great opportunity to create housing for low and moderate-income families, which we'd like to attract back to our community. And we'd really like you --

MR. JOHNS: Right. That could be a possibility in the future, but under this plan the proposal is to build 55 new rental affordable units across the street.

MR. PALMIER: Right. On a playground. And the kids that come with the families that move into these 55 townhouses are going to need a place to play just like my children --

MR. JOHNS: As part of honoring the potter's field, as you saw one of the comments was it could be -- part of it could be set aside for children to play.

That point nine acres of land that's across the street of the original potter's field, so part of that whole analysis and that review with the community was getting ideas from the potter's field. Because, I mean, quite frankly, if we were to not build on the potter's field and not build on the playground, that would mean that we have displaced a hundred and nineteen families that we committed to building 55 units across the street for, which is really problematic. And that was a commitment that we made to the public housing residents that we moved from out of that

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highrise.

MR. PALMIER: And we want public housing --

MR. JOHNS: Yes. Yes.

MR. PALMIER: -- in our community --

MR. JOHNS: Yes.

MR. PALMIER: -- but never has PHA built on a playground before in the City of Philadelphia --

MR. JOHNS: I don't --

MR. PALMIER: -- that you know of.

MR. JOHNS: I can't tell you that. I don't know for sure.

MR. PALMIER: But you're not aware --

MR. JOHNS: I can check the facts and see.

So, thank you.

MR. PALMIER: Because that's important. That's unprecedented to see that.

MR. JOHNS: I understand.

MR. PALMIER: To get that in our community.

MR. JOHNS: I understand your point. Thank you. Thank you.

MS. HASKINS: My name is Yvonne Haskins, and I wanted to commend you for what happened with the charette. I wasn't there, but I've heard really good things. And I'm happy to hear that we're coming together.

I'd like to drill down just a minute on the demolition.

MR. JOHNS: Um-hmm.

MS. HASKINS: And I apologize for being a little late, but I understand you didn't address the actual schedule for when you start the preparation for the demolition. Um, we'd like to hear that as to when that starts. And the second -- I have three questions.

The second question is one that I raised at the very first meeting, and that is the liability question. I know that it's very premature to start talking about this, but I just don't think that anyone within a certain sphere around the demolition should have to worry if they have damages, to having to come and hire a lawyer to, you know, to get compensation for damages.

And I wonder if PHA has either had this

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experience and you have a protocol for this, whether you would be willing to be strictly liable for damages that occur. How you might address that. That's question number two.

MR. JOHNS: Okay.

MS. HASKINS: And the third has to do with my belief that no rumor, no behind the back kind of statement should be made that we don't say to you directly.

I've heard, it's come to me directly, that our Council -- our District Council people will get a part of your developers fee for developing this property.

MR. JOHNS: That is not true.

MS. HASKINS: And I didn't think it would be true, it didn't make sense to me, but I want that to be --

MR. JOHNS: I think she wants to answer that one first.

MS. BASS: Absolutely not. Absolutely not. And I'm quite aware of the source of that information. I've spoken to that person, and that is just absolutely slanderous.

I don't know what kind of relationship

they may have had in terms of slandering the previous Council person, but I am not that person, and I will not allow it.

AUDIENCE MEMBERS: (Applause.)

MS. BASS: So let me make it absolutely clear that I have no financial interest or any other interest other than insuring what's best for the community. Thank you.

MS. HASKINS: And I do hope you understand that I just was believing that putting something like that on the table so that we can get that kind of assurance.

MR. JOHNS: Sure. Good.

MS. HASKINS: So back to my first two questions, the liability question and the schedule.

MR. JOHNS: Thomas is going to answer both.

MR. KUHAR: First you'll see activity taking place over a period of time. Shortly they'll start cleaning out the building, but that will just be removal of left over household goods and debris.

Sometime, probably mid to late March,

they will start the asbestos abatement. After that is completed, then they would start to prep for demolition. I wouldn't anticipate that before sometime in May or June. We don't have a firm date yet. We have not been to the City, we haven't met with them yet, so it's premature. That's why they will hold a series of community meetings once those dates get (unintelligible).

MS. HASKINS: That's important to know, because we thought demolition was supposed to take place in March, and I didn't see how that could happen.

MR. KUHAR: No. With regard to liability, as the gentleman from CDI said -- mentioned when he spoke, if they break it they fix it.

MS. HASKINS: But as a lawyer I know that the question is how do you prove it, how do you --

MR. KUHAR: That's --

MS. HASKINS: And we're just asking, will there be a protocol for your liability?

MR. KUHAR: That's why they do the pre-demolition inspection, where they go around

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and do photographic records of what's there, what damages people have, what past problems can identify -- and identify the concern, a record will be made of it.

After the demolition takes place anything that's different you just contact them, they'll come out and reevaluate the situation and the make the determination.

MS. HASKINS: And we don't have to file a lawsuit?

MR. KUHAR: (No audible response.)

MS. HASKINS: Is there strict liability?

MR. KUHAR: Yes.

MS. HASKINS: Is that in writing? Will that be in writing, that you will be strictly liable for damages to any part of this community?

MR. JOHNS: That is the -- the contractor has liability insurance, the Philadelphia Housing Authority has liability insurance, the blaster has liability insurance, and so does the demolition contractor.

MS. HASKINS: I know.

MR. JOHNS: And so all of those --

MS. HASKINS: (Unintelligible) -- with

insurance companies there's a process.

What we're asking is that PHA consider an agreement, a community benefits agreement, some kind of agreement that obligates you to be strictly liable for -- I mean, there has to be proof of the damage.

MR. JOHNS: Um-hmm.

MS. HASKINS: So that people don't have to go through a legal process to make a claim for any damages.

MR. JOHNS: I don't think it's a legal process, but I'll take that back.

Thank you.

MS. HASKINS: Thank you.

MR. JOHNS: We've got two more questions, and then we're going to end.

MS. HARPER: Good evening, my name is Sheila Harper. And my final question, follow-up question to Yvonne's question, is dealing with rodents and your experience regarding rats coming out the ground as a result of digging so deeply, and how this will be protected from entry by such animals or whatever.

MR. JOHNS: The contractor -- the

contractor -- I don't know if the contractor is still here, but we work with Vector Control, as they stated earlier. They're going to deal with Vector Control and dealing with all of those in the building before they even do the demolition. So, they'll be part of the entire process.

MS. HARPER: (Unintelligible). I

MR. JOHNS: The same thing, they'll be dealing with any rodent issues throughout the entire process.

MS. HARPER: (Unintelligible.)

MR. JOHNS: We'll deal with -- if there are issues that are specifically caused by the effects of this construction we'll have to deal with it.

MS. WILSON: You need to talk into the mic. You must talk into the mic.

MR. JOHNS: Her question was will PHA --

MS. WILSON: He can't hear you.

MR. JOHNS: Oh, I'm sorry. I think the question was will PHA go around and plug up people's holes in their houses.

And the answer is no, we won't. But if there are things that are specifically caused

because of the demolition and, you know, rodents that are coming out of the building specifically due to the operations of PHA, we are responsible for, are the contractors are responsible for.

MS. HARPER: Okay. Is there a written guideline with regards to how that's handled?

MR. JOHNS: There are -- I don't know. I have to find out specifically. I'm quite sure the City -- I don't know where Dale -- did Dale leave? We can deal with that --

UNIDENTIFIED SPEAKER: (Unintelligible.)

MR. JOHNS: We'll talk about that at the next meeting to make sure that we have all of the information that you asked for, because I don't want to say anything incorrect.

UNIDENTIFIED SPEAKER: I'm back again.

I just want to reiterate or piggyback on Ms. Haskins' last comment in regards to the inspection process and in regards to the point that I made when I previously stood up here in regards to the only properties being inspected are the people across the street.

And I just want to say it again, that I strongly recommend that the boundaries in regards

to the inspection be greatly, or if not that word, expanded, as opposed to just across the street. Because I do perceive this problem being more than just across the street, and I would hope that you would take that back to wherever you have to take it back.

MR. JOHNS: Okay. Thank you.

On that note I just want to thank everybody again for staying with us -- don't get up. Don't just leave just yet. Again, I just want to thank you for being a part of every meeting so far, and I stress, as I stress in every meeting, please continue to be a part of the process. This is your community, so we want to make sure that you have input, and throughout all the process stay engaged.

Bring your kids. It's good to have them engaged.

So, again, I'm going to call for final prayer from Pastor Hasty.

PASTOR HASTY: Thank you, everyone, for coming out, community leaders and community representatives. We thank you so much for your input and your involvement.

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(Whereupon, there was prayer had off the record.)

* * * *

(Whereupon, the meeting concluded at 8:05 p.m.)

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C E R T I F I C A T E

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I hereby certify that the testimony and the proceedings in the aforegoing matter are contained fully and accurately in the stenographic notes taken by me, and that the copy is a true and accurate transcript of the same.

Ronald DeShields, Notary Public

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