

**Kiki Bolender**

date created: 7/18/2013 3:17:07 PM

speaking for: \* Tower Entertainment, LLC (The Provence) \* Market East Associates (Market 8) \* Wynn PA, Inc. (Wynn Philadelphia) \* PHL Local Gaming, LLC (Casino Revolution) \* PA Gaming Ventures, LLC (Hollywood Casino Philadelphia) \* Stadium Casino, LLC (Live!)

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Design Advocacy Group of Philadelphia 24 March 2013 DB/ 3/29EV

c/o Kiki Bolender, Chair 215-731-0390

As an organization of 1,200-plus architects, urban planners, other design professionals and concerned citizens, Philadelphia's Design Advocacy Group does not take a position on gambling. But we believe that a second Philadelphia casino can do more for the city than just provide income. It can be sited and designed in ways that will help us to be an even more vibrant, walkable city of commerce, culture, and urban living. For this to happen, good design must be part of the discussion from the outset.

It is unfortunate that the Pennsylvania Gaming Control Board has required the applicants to supply so little information about their designs, and several of them have taken advantage of that oversight. Most egregiously, Wynn Philadelphia has so far provided only two distant perspectives of their proposed hotel tower and a poor-quality site plan, reported in the media but which does not appear on the Gaming Control Board's own website.

However, even without good documentation, it is possible to recognize that, in DAG's opinion, each of the six proposed locations offers opportunities, some larger than others, and that the applications show various levels of success in seizing them. DAG has scored the siting of the six proposals, and we have also separately graded the architectural designs, making the most of the information on hand.

The six proposals would be located in three parts of the city, and it makes sense to begin with a general consideration of these alternatives.

The Live! Casino, Hollywood, and Casino Revolution are all proposed for the stadiums area in South Philadelphia. Here they might contribute to the development of a more concentrated, urban entertainment district along Pattison Avenue that the Philadelphia City Planning Commission envisions,

connecting the South Philadelphia stadiums and the Blue Line. While this is a laudable goal, none of these three projects does anything toward reaching it. They're close enough for us to see the potential, and far enough away that the potential is unrealized.

The Wynn project is proposed for a Delaware River site whose development is very important to realizing the city's vision for the waterfront. But the Sugar House Casino is already located nearby, where it attracts a steady flow of activity, and we think that the potential of the second casino to do good should be deployed elsewhere.

Center City sites are proposed for the remaining two projects, Provence on Broad Street and Market Eight on Market, and we think that each has great potential to work synergistically with nearby development activity. This multiplier effect is largely absent at the other locations. Moreover, Philadelphia already has one suburban-style, drive-in casino (Sugar House) that caters to the audience that wants that kind of experience. It makes sense to make our second casino different, targeting another audience that appreciates a larger, diversified leisure time experience.

Now the individual evaluations:

#### Wynn Philadelphia

*Siting.* Wynn Philadelphia has identified a 60-acre Delaware waterfront site in Fishtown/Port Richmond. This site is critically important for the development of the city's plan for the Delaware River, which aims to connect residential neighborhoods to the river, provide public access, and create a trail at the river's edge. The applicant pledges to build 2000 feet of the trail and provide 24-7 public access to the park-like setting in which its hotel and casino will stand. Because this site is so completely walled off from the city by I-95, the type of extension of the city's residential street system onto this site, as mooted for other parts of the riverfront, may not be relevant here, and a well-designed entertainment venue in a well-designed park might be appropriate.

The site is only 2/3 of a mile from the Sugar House Casino (Penn Treaty Park and the mothballed PECO electricity generating plant lie between them), and the Wynn development has the potential to spur the development of this vital piece of the waterfront. In doing so, it would also create a de facto casino district, and while this may be desirable, its plusses and minuses have not yet been publically evaluated.

And it would certainly depart from the mixed- used development, including residential, that the master planning for the waterfront envisions.

The site plan shown in the media shows a massive building footprint, oriented to the road and not the river, and surrounded by acres of parking covered by a green roof. At its furthest reach towards the river, the parking is immediately adjacent to the waterfront boardwalk, raising safety considerations. While the green roof is commendable, there is no certainty that the roof will be habitable. The remaining 'leftover' portions of the site are allocated to discontinuous green space, which appears an obligatory afterthought. A much better solution would be to extend the gracious park-like entry around the hotel and casino and extend it to the river, creating a true park setting that would actually be usable by casino guests and the public. The addition of a multi-story garage structure would open up the site even more for green space and make future expansion or ancillary development feasible. As it stands, the siting gets a D. Only the green roof saves it from an F.

Architecture. The massive, casino/hotel is only shown in distant daytime and nighttime perspectives. It was designed by their in-house team (Wynn Design and Development) and appears to be a very generic high-rise. Grade: C-

Live!

Siting. The Live! Hotel and Casino (Ninth and Packer) is on the wrong street (Packer rather than Pattison) and misses the greater opportunity, as an expansion of the developer's already functioning Xfinity Live facility (at 11th and Pattison). The casino project would absorb and glamorize the already satisfactory Holiday Inn, thus providing no increase in Philadelphia's hotel bed count. The car-dependent complex threatens to worsen game-time traffic tie-ups at the stadiums, and its proposed garage has unattractive facades that appear to compromise important views to Center City from Citizen's Bank Park. The best that can be said of it (and the other South Philadelphia sites) is that it is far enough from the residential districts that might find it an unwelcome neighbor. That's not enough to earn it more than a C.

Architecture. The Live! Casino has no identified designers, which is itself troubling, and it is a sprawling, horizontal, shopping-mall-style aggregation of small design elements. The architectural hearts of these project developers are in Voorhees, not Philadelphia. In our city, they get a C-.

## Hollywood

**Siting.** The nearby Hollywood casino at Seventh and Packer is a similar suburban-style complex that risks tying up traffic for sports fans while contributing nothing to the creation of an urban entertainment district. The South Philly Turf Club already operates on this site, and the casino's proposed hotel will come later, at an unspecified date. It's another C.

**Architecture.** The Hollywood casino also has no identified designers, and it is another shopping mall lookalike that merits only a C-.

## Casino Revolution

**Siting.** The Casino Revolution is proposed for Front and Pattison, in the elbow of I-95 as it turns westward to cross the Schuylkill. This is in a warehouse district, several blocks from the stadiums and offering scant opportunity for synergy with those sports facilities. Indeed, by repurposing a warehouse on the site, this project promises to open first. The sentinel tower of the hotel would not arrive until an unspecified later date. With even fewer opportunities than its South Philadelphia competitors, it had less to lose; but this did not inspire much creativity. What can be counted on in the first phase is not inspiring. C-.

**Architecture.** The design, authored by the Hnedak Bobo Group of Memphis, promises someday to include a stylish modern high-rise hotel that would be a South Philadelphia landmark. But it begins with the rehab of a warehouse, surrounded by warehouses. It's good to dream, but better to build. C+.

## Provence

**Siting.** The Provence stands in the reviving commercial and cultural corridor that stretches north toward Temple University from City Hall, the Convention Center, and the Pennsylvania Academy of the Fine Arts. The development of this site is of greater importance for the future of the city than the urbanization of the parking lot jungle around the stadiums or the even filling in a piece of the long Delaware waterfront. A short walk from the Convention Center, it includes the landmark Inquirer

Building at 400 North Broad, which the project would remodel as a small hotel. These are highly important considerations. However, rather than address Broad Street, the main façade of the casino complex is on the south, on Callowhill Street, where it would face the on-and-off ramps for the eastbound Vine Street Expressway, and it appears that a system of car ramps connected to a multi-story parking garage stands between the Inquirer Building and the casino itself. Overall, we judge that the great potential of this location has not been realized. B+.

Architecture. The project was designed by established casino architect Paul Steelman of Las Vegas. The absence of legible floor plans limits the analysis of its functioning, but renderings and design statements by the architect invite skepticism. The claims that the design shows "French influence" are baffling, and seem to be related to the small mansard-roofed structures (more like American houses of the 1860s than anything Parisian) that form a rooftop village of shops and restaurants that targets those already in the casino. This is not an appropriate style for an American city of the twenty-first century, and this effort at historical quotation contrasts almost surreally with the banality of the long Callowhill Street façade, which manages to fill two blocks and span 15th Street without making a significant urban statement. A much better design is needed to make the most of this complex site. The present work is only a C.

#### Market Eight

Siting. Market Eight, at Eighth and Market Streets has even more going for it. It would be located at a multi-modal transit hub, with bus, subway, and commuter rail stations nearby and quick connections to Amtrak and the airport. It would fill a long underutilized (surface parking), high-visibility site. It would knit together the historic district, the Convention Center, and the retail and business districts of Center City, connecting the tourist city to the commercial city. And it would catalyze development on Chestnut East and Market East, which are both underutilized today.

The design deals effectively with these opportunities with a vibrant mixture of uses. The gaming floors are lifted above the street level, which thus can accommodate an array of dining and shopping alternatives, and automobile pick-up/drop-off is diverted from busy Market Street to a new roadway that ducks under the casino to connect Eighth and Ninth streets. Parking is (very commendably) underground. The hotel lobby is on the fifth floor, framed by rooftop gardens, above which rises a tower of guest rooms. In every respect, it merits a full A.

Architecture. This proposal presents by far the best design. The developer has employed a high-quality architect, Enrique Norten, and the managing partner of his New York office, Andrea Steele, played a large role in the team presentation to the Pennsylvania Gaming Control Board. This emphasis on good design is heartening, and the presentation includes detailed plans and a rendering, which allow it to be properly assessed. Market Eight's six-story pedestal, with a ground floor entirely devoted to shopping and dining, associates itself well with the forms and functions of the surrounding midrise commercial neighbors, while its handsome sculpted glass skin introduces something new to Philadelphia's modern repertoire. This is topped by a slender ten-story hotel tower. Although there are some discrepancies between the plans and the renderings, and we worry whether this amount of architectural ambition will survive the rigorous costing out of the design that lies ahead, this project's contemporary, urban friendly approach gets an A- and extra credit for taking design seriously.

In sum, DAG urges the Board to thoroughly scrutinize architectural and urban design in its deliberations on the best casino proposal for Philadelphia. In order to make that determination, it should demand, and make available to the public, much more specific information from the applicants.

Based on its analysis of the six proposed sites, DAG sees the most benefit to the city from the two Center City locations. Of these, Market Eight has so far demonstrated the most sensitive urban and architectural design.

I say "NO CASINO at MARKET & 8<sup>th</sup>!"

让我们高喊, "不要再市场街和 8 街建赌场!"

AND NO TO CASINO AT  
BROAD & CALLOWHILL!

John Gensec

Name  
姓名



I say "NO CASINO at MARKET & 8<sup>th</sup>!"

让我们高喊, "不要再市场街和 8 街建赌场!"

AND NO CASINO at Broad & Callowhill

NO CASINO in center city Phila

There is entirely too much congestion & there are too many  
young people who will be  
caught up in this gaming.

© Anne Anderson

Name  
姓名



Let them out of the city make  
it better on both counts  
PLEASE DON'T ALLOW THIS  
LICENSE.

I say "NO CASINO at MARKET & 8<sup>th</sup>!"

让我们高喊, "不要再市场街和 8 街建赌场!"

No Casino here. It is obscene to  
place such entertainment facility in an  
historic & residential area of this city. It will  
ruin it. Let Blattstein put his eyesore &  
neighborhood destroyed over on the river down  
south or near the airport - NOT in Center City.

Name

姓名

David Raess (I live 4 blocks  
from trist!)

# THE JOHN LEARY ORGANIZATION

**JOHN LEARY, CONSULTANT • PRODUCER • PUBLISHER**

May 11, 2004

Mrs. Anna C. Verna  
Board of Directors  
Board of City Trusts  
c/o Girard Estate  
21 S. 12th Street  
Philadelphia, PA 19107

RE: Market Street Casinos

Dear Mrs. Verna:

Thank you for your response of July 6, 2000, in reply to my letter of June 14, 2000, to Mayor Street concerning the Chinatown Stadium issue. The main focus of my letter was to solicit ways to help the children for the future (copies ath).

I believe that now is a great time to pose a question again. How can we help our children when we are proposing to construct casinos in Center City, Philadelphia? The article in the Sunday, May 2, 2004, edition of the Philadelphia Inquirer was very informative, and I think that the citizenry need to know what is going on behind the scenes. In the same edition were two appropriate articles relating to our youth.

- \* A mall in Detroit is instituting a curfew of 5:00pm daily for all individuals under 17 unless accompanied by an adult 21 or over years (AND Detroit has casinos).
- \* An editorial about violence against children and how State Representative Dwight Evans had orchestrated a meeting of various local leaders to address that ongoing problem.

The area where the casinos are proposed is so very representative of what Philadelphia is about; the history of our country (National Constitution Center, The Liberty Bell), traditional stores and holiday festivities (Wanamaker's), the attraction for visitors and businesses (the Convention Center), and the Gallery at Market East (family shopping and where so many youth congregate).

The youth of Philadelphia do not deserve casinos on Market Street. Should we institute a curfew? And, I'm sure that Stephen Girard would rather have more emphasis placed on education, i.e., Girard College, rather than gambling.

Please contact my office at your earliest convenience to allow me to meet with the Board of City Trusts to discuss an alternative to casinos. I know that you will be pleasantly surprised and you will feel blessed that you have continued Stephen Girard's ideas.

Sincerely yours,

John Leary  
JL/wp

Encl.

cc: Hon. Dwight Evans, Pennsylvania House of Representatives, 7174 Ogontz Ave., Philadelphia, PA 19138  
Ms. Inga Saffron, CURRENTS (Changing Skyline), The Philadelphia Inquirer, Box 41705, Philadelphia, PA 19101  
Ms. Carolyn Davis, Deputy Editorial Page Editor, The Philadelphia Inquirer, Box 41705, Philadelphia, PA 19101  
Ms. Amanda Bennett, Editor/ExecVP, The Philadelphia Inquirer, Box 41705, Philadelphia, PA 19101  
Mr. Richard Lombardo, Exec. Deputy Director, Philadelphia City Planning Commission, One Parkway,  
1515 Arch St., Philadelphia, PA 19102

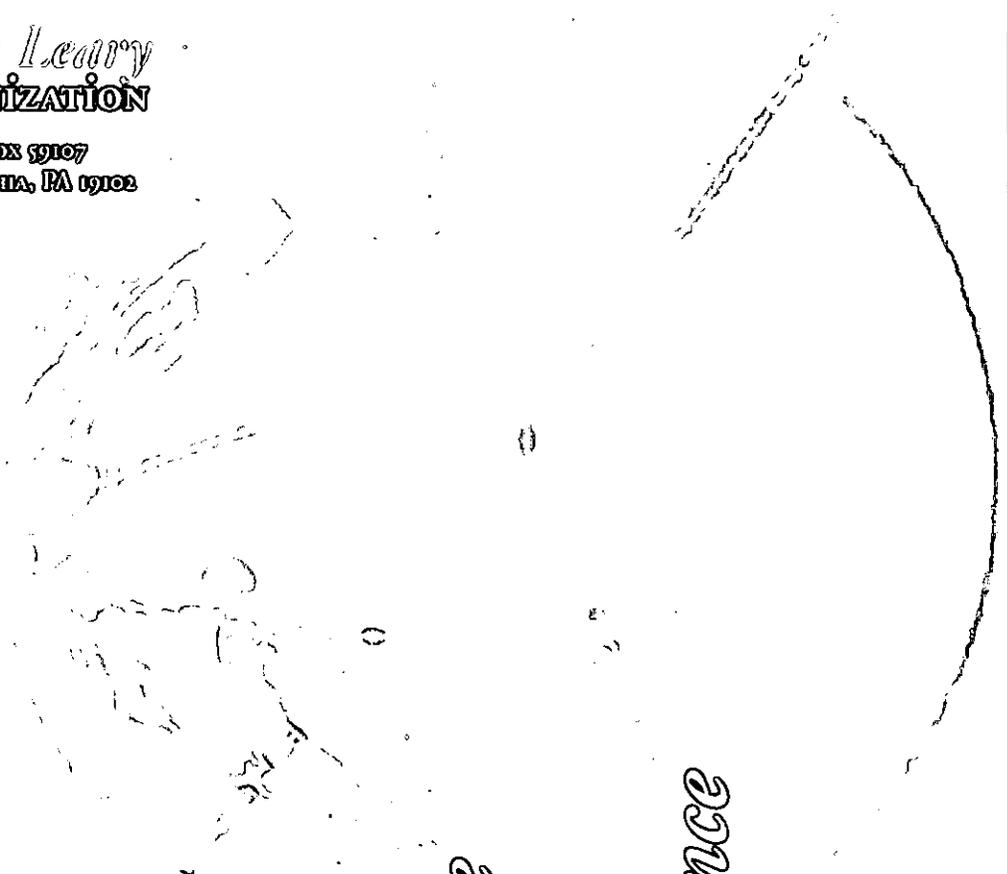
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P.O. Box 59107  
PHILADELPHIA, PA 19102



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Philadelphia, PA 19102

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## The Vision

The vision of *The John Leary Organization* is to *Make a Difference* for the future of mankind through consultation, publication, production, business networking, community development, event planning, fundraising, image consultation, and marketing and promotions, with a focus on Spirituality.



## The Activity

*John Leary* has been involved in a variety of ventures dealing with making a difference for humankind. His activities have included consumer advocacy in business ethics, managing creative artists and entertainers, producing film and television projects and business networking events, providing image and wellness consultation, co-chairing the Juvenile Diabetes Foundation, planning community development and producing fund-raising events for those less fortunate. For his involvement as a publisher of business magazines and as a business consultant *John* has drawn upon his many years of experience in accounting, administration, customer service, health and welfare, marketing, and operations in the corporate sector.



## The Program

The Consultation Division offers a variety of consultation and business advisory services tailored to your specific needs. Services include business networking, community development, consumer advocacy, event planning, fund-raising, image/wellness consultation, marketing and promotions, and production.

The Publication Division is developing three distinct and unique magazines, "The Organizer," "The Magazine for Those Who Want To Make a Difference," and "Arts and Entertainment—The Spiritual Way." Advertising and writing opportunities are available.

The Collaboration Division is always interested in pursuing opportunities with individuals and groups who share a similar vision—to *Make a Difference* for the future of mankind.

The Production Division is involved in film, television, radio, live audience, and other production entities, including business networking, community development, event planning, fund-raising, and marketing and promotions.

The "Make a Difference" Lecture Series consists of selected speakers to be presented through radio and television interviews and showcases, live audience workshops and seminars, and newspaper and magazine coverage. This new initiative in education is the opportunity for a qualified individual of any age or a qualified group to make a difference for their fellow human beings by providing information of value which comes from the heart. This new initiative also allows those qualified to have the opportunity to impart their knowledge and educate others and to enrich the lives of many.

The Management Division represents creative artists and talented individuals for performance and production opportunities in film, television, radio, live audience events, and other performance and production categories as negotiated.

The Prayer Line is a spiritual connection for all individuals seeking to *Make a Difference*. To promote the vision, *The John Leary Organization* will provide publication of a tract free of charge to benefit any organization, company, firm, ministry, or group, or any individual as you prosper in your vision.



## Make a difference!

*John Leary* will *Make a Difference*. You can, too! It comes from the heart. What you say and what you do can *Make a Difference*. Join me in helping others.

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THE *John Leary*  
ORGANIZATION

## Kane, Mickey (PGCB)

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**From:** GB, PGCB  
**Sent:** Tuesday, May 14, 2013 7:36 AM  
**To:** Kane, Mickey (PGCB)  
**Subject:** FW: Center City Philadelphia Casinos  
**Attachments:** Gambling BDofCityTrusts 050904.pdf; The John Leary Organization Make A Difference0807.pdf

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**From:** [Entrejlt@aol.com](mailto:Entrejlt@aol.com) [<mailto:Entrejlt@aol.com>]  
**Sent:** Monday, May 13, 2013 11:33 PM  
**To:** GB, PGCB  
**Subject:** Center City Philadelphia Casinos

5/13/13

Mr. William H. Ryan, Jr.  
Chairman  
Pennsylvania Gaming Control Board

Dear Mr. Ryan:

Please refer to your comments in the article on Gaming as published in the Philadelphia Inquirer's Sunday, May 5, 2013, edition. You had noted that '... could not say which type would be better for the city "because I don't know enough."'

Following is material from 2004 concerning a casino on Market Street and its relation to the Gallery, Youth, and Chinatown.

### 1) Are you ready, Market Street?

**Source:** Inga Saffron

Casino gambling remains illegal in Pennsylvania, but Philadelphia's real estate moguls and political heavyweights are already placing big bets on strategic sites that could become the homes of city's first slot parlors.

While nothing is ever certain in Harrisburg, insiders predict that Gov. Rendell has enough votes to pass his slot-machine bill as early as June, making gambling legal in Pennsylvania.

That approval process may well drag on, but nevertheless,

**Published on 2004-05-02, Page C01, Philadelphia Inquirer, The (PA)**

### 2) Malls not for all

**Source:** Niraj Warikoo KNIGHT RIDDER NEWS SERVICE

Tired of teens who intimidate other shoppers, a suburban mall is clamping down with a curfew. Fairlane Town Center in Dearborn, the second-largest mall in Michigan, plans to prohibit all patrons 17 and younger from entering after 5 p.m. daily unless they are accompanied by an adult 21 or older. The ban goes into effect June 1 and is part of a nationwide trend of curfews at shopping malls.

On weekends, youths come in droves to the mall to hang out, a ritual that bothers some merchants.

**Published on 2004-05-02, Page A12, Philadelphia Inquirer, The (PA)**

### 3) May 11, 2004

Mrs. Anna C. Verna Board of Directors Board of City Trusts c/o Girard Estate 21 S. 12th Street  
Philadelphia, PA 19107, RE: Market Street Casinos

Dear Mrs. Verna: Thank you for your response of July 6, 2000 ([see atth](#))

**>>>> Detroit has malls, casinos, and youth interface and dealt with truancy and curfew (see above). Not a good idea for Market Street or for the Center City area!  
<<<<**

Please pay attention to the empirical and behavioral philosophy rather than convenience and profit. Keep casinos away from the city of Philadelphia.

Thank you.

John Leary

*Consultant \* Producer \* Publisher*

**The John Leary Organization**

2 Penn Center \* POB 59107 \* Phila, PA 19102

215.701.7216

*"May this communication be a blessing in your day."*

**The John Leary Organization**

## Kane, Mickey (PGCB)

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**From:** GB, PGCB  
**Sent:** Monday, October 07, 2013 10:43 AM  
**To:** Kane, Mickey (PGCB)  
**Subject:** FW: The City Favors Downtown Casino.

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**From:** Jim Cade [<mailto:edac111@hotmail.com>]  
**Sent:** Thursday, October 03, 2013 10:12 AM  
**To:** GB, PGCB  
**Subject:** FW: The City Favors Downtown Casino.

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**From:** [edac111@hotmail.com](mailto:edac111@hotmail.com)  
**To:** [inquirer.letters@phillynews.com](mailto:inquirer.letters@phillynews.com); [oped@phillynews.com](mailto:oped@phillynews.com)  
**Subject:** FW: The City Favors Downtown Casino.  
**Date:** Sun, 29 Sep 2013 22:56:02 -0400

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**From:** [edac111@hotmail.com](mailto:edac111@hotmail.com)  
**To:** [inquire.letters@phillynews.com](mailto:inquire.letters@phillynews.com)  
**Subject:** The City Favors Downtown Casino.  
**Date:** Sun, 29 Sep 2013 22:40:31 -0400

The city favors downtown casino? But many citizens do not, and I being one of those citizens would like to state some of my reasons why. I feel the short shortsightedness of the mayor's economic team blocks the true potential and vision of what would be the best site for the new casino. While freely stating each project has its strengths it becomes quite obvious this team either has blinders on or the the connected and favored have pulled strings. Gamblers go to destinations to gamble where ever that destination is i.e. Atlantic City, Las Vegas, etc. So lets be real no matter which site is selected the gamblers will come. The real consideration in site selection should be tilted to social impact, new development, and ease of access to surrounding and out of area patrons. News flash Mr. Greenberger creation of the so-called missing amenities at the selected site is called development. For that development to grow it must have adequate space. This space does not exist at either of the city favored sites. Both are land locked limited area, traffic congested locations, and for this reason have yet to be developed with one vacant over thirty years. The plan by Casino Revolution to develop both sports and family recreation areas to make it's site a destination location is most in tune to what new development should be about. The annual three hundred plus events held in the near by stadiums and arenas, would provide many potential customers looking to entertain their self's both before and after said events. With the disposable incomes to afford to do so bringing added and new revenue to the area. Walk to city casinos only increase social distress by giving easy access to people who can't afford to gamble. Center city tourists, visitors, and convention attendees come to see the historic and cultural offerings i.e. The Liberty Bell, Independence Hall, The Constitution Center, etc. The percentage of impulse gamblers from these sources

would be very low. It is my sincere hope that Mr. Rayn and the other Gaming Control Board members make the the correct site selection based on true merit and vision of potential social and economic return as opposed to a favored location that is controlled by the wealthy or connected. My name is Jim Cade, I am a 65yr. old born and life long concerned and involved citizen of Philadelphia, I live at 5515 Lancaster Ave. Philadelphia, PA. 19131. my phone # is 267-777-0249.

## Kane, Mickey (PGCB)

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**From:** GB, PGCB  
**Sent:** Wednesday, September 25, 2013 12:56 PM  
**To:** Kane, Mickey (PGCB)  
**Subject:** FW: Six New Casinos for Philadelphia, Change the current law

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**From:** Joe Simiriglio Jr [<mailto:frontier22@aol.com>]  
**Sent:** Wednesday, September 25, 2013 11:20 AM  
**To:** GB, PGCB  
**Subject:** Six New Casinos for Philadelphia, Change the current law

To the Leadership:

Please consider changing the law to allow not for 1- new casino in Philadelphia. But for six additional casinos in Philadelphia and additional properties throughout the State of PA, with the requirement that all new properties have a hotel attached and other resort style amenities at the casino/hotel.

You will enable PA to compete against New York State and Maryland much better and create many new jobs.

PA has the population capacity in the East to support up to 12 casinos, who can compete effectively. Consider reducing the tax to 35% of the gross revenue.

Regards,

Joe Simiriglio Jr  
[frontier22@aol.com](mailto:frontier22@aol.com)

## Kane, Mickey (PGCB)

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**From:** GB, PGCB  
**Sent:** Wednesday, October 09, 2013 10:06 AM  
**To:** Kane, Mickey (PGCB)  
**Subject:** FW: Philadelphia Casino Selection

**From:** Stephen Perzan [<mailto:stephenperzan@gmail.com>]  
**Sent:** Tuesday, October 08, 2013 10:32 PM  
**To:** GB, PGCB  
**Subject:** Philadelphia Casino Selection

To Whom It May Concern:

The Philadelphia selection for the next casino will face across the states competition like the **MGM National Harbor** which released its plans for the Maryland/Baltimore Area. Unless the next selection focus more on attracting outside Philadelphia Tourist Trade Patrons and not simply "local gamblers" it will fail!

The new Maryland Casino will be an hours drive from Philly -- less from its southern metro-area and have all the attractiveness of Baltimore's great history and city. Make sure that those measures are taken into account when picking Philadelphia's next casino -- can it compete with a neighbor state's casino? The Philadelphia Casino must be something unique and different to attract customers in order to succeed and must be built immediatly from the ground up, and not a "promise" or "vision" or "something to be built" in various stages otherwise it may never be fully realized. It cannot simply be like some Atlantic City Casinos -- and the present day SugarHouse and Parx -- "generalized gaming spots". The New Casino will have to be a **Signature Casino** and help represent all the greatness that is this area and City.

Thank you. Steve Perzan

## Kane, Mickey (PGCB)

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**From:** GB, PGCB  
**Sent:** Tuesday, December 17, 2013 7:40 AM  
**To:** Kane, Mickey (PGCB)  
**Subject:** FW: Casino License - Philidelphia

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**From:** David C. Harrison [[mailto:dch\\_law@comcast.net](mailto:dch_law@comcast.net)]  
**Sent:** Saturday, December 14, 2013 9:14 PM  
**To:** GB, PGCB  
**Subject:** Casino License - Philidelphia

As a long time Center City resident with no financial interest in any of the current applicants, I urge you to consider the POSITIVE effect a casino will have on Center City. I believe that the 8<sup>th</sup> and Market site would rejuvenate an area still recovering from the closing of Strawbridge & Clothier. It will link the vibrant area east of 6th Street with the newly resurgent 13<sup>th</sup> Street and areas West. My second choice is the old Inquirer Bldg, which will strengthen the north Broad Street link between center city and Temple.

If a more formal statement of opinion is required, please advise.

David C. Harrison  
1901 JFK Blvd, Apt 2421  
Philadelphia, PA 19103  
(215) 665-1021  
[Dch\\_law@comcast.net](mailto:Dch_law@comcast.net)

**CREIGHTON MACKINNEY**  
340 NORTH 12<sup>TH</sup> ST, #516  
PHILADELPHIA, PENNSYLVANIA 19107

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11-Dec-13

Pennsylvania Gaming Control Board  
P.O. Box 69060  
Harrisburg, PA 17106-9060

SUBJECT: Opposition to "The Provence" and "Market8" Casino Proposals

Dear Sir or Madam:

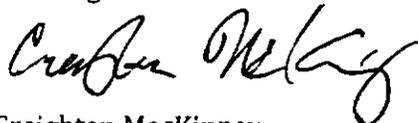
As a resident of the Callowhill neighborhood, I would like to voice my strong opposition to "The Provence" and "Market8" casino proposals.

I am skeptical of any of the proposed Philadelphia casinos' ability to deliver on the benefits they claim they can bring to the city. However, I am extremely confident that "The Provence" and "Market8" projects would have the greatest negative impact on downtown Philadelphia since the urban flight of the 1960s.

- "The Provence" will negatively impact the growing small business community in the adjacent Fairmount neighborhood
- The Sugar House Casino is less the two miles from either location, suggesting significant market cannibalization and ensuing blight
- Both projects will increase traffic on already congested central transportation arteries
- In general, entertainment services based employment is low paying, highly elastic, and is inadvisable as a long term economic engine.

Any inhabited neighborhood will suffer if it is imposed upon by a mega-casino. For this reason I ask that you decline both, if not all, Philadelphia casino proposals.

Best Regards



Creighton MacKinney

**PETRICIA KIM**  
**340 NORTH 12<sup>TH</sup> ST, #516**  
**PHILADELPHIA, PENNSYLVANIA 19107**

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11-Dec-13

Pennsylvania Gaming Control Board  
P.O. Box 69060  
Harrisburg, PA 17106-9060

SUBJECT: Opposition to "The Provence" and "Market8" Casino Proposals

Dear Sir or Madam:

As a resident of the Callowhill neighborhood, I would like to voice my strong opposition to "The Provence" and "Market8" casino proposals.

I am skeptical of any of the proposed Philadelphia casinos' ability to deliver on the benefits they claim they can bring to the city. However, I am extremely confident that "The Provence" and "Market8" projects would have the greatest negative impact on downtown Philadelphia since the urban flight of the 1960s.

- "The Provence" will negatively impact the growing small business community in the adjacent Fairmount neighborhood
- The Sugar House Casino is less the two miles from either location, suggesting significant market cannibalization and ensuing blight
- Both projects will increase traffic on already congested central transportation arteries
- In general, entertainment services based employment is low paying, highly elastic, and is inadvisable as a long term economic engine.

Any inhabited neighborhood will suffer if it is imposed upon by a mega-casino. For this reason I ask that you decline both, if not all, Philadelphia casino proposals.

Best Regards



Petricia Kim

**Morgan Hugo** (Reg. ID: 4262) Philadelphia, Pe

Email: morganhugo@gmail.com

ip address: 71.175.126.237

date created: 5/10/2013 6:38:30 PM

speaking for: \* Casino Gaming in General

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If the Commonwealth of PA and City of Philadelphia wants to invest in PA's future and its residents, they would not place a second casino in Philadelphia with the guarantee of predatory gambling, increased crime, and sub-standard wages for its employees. They would also get rid of Sugar House. Personally, I take the pledge now not to enter any casino in Philadelphia and encourage my friends and family to do the same.

**M Stumpf** (Reg. ID: 4261) Philadelphia, PA

Email: marstum@verizon.net

ip address: 98.225.154.123

date created: 5/9/2013 11:14:06 AM

speaking for: \* Casino Gaming in General

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`...lets start with an observation that everybody ... is quite familiar with. The face of legalized gam(b)ling ...is homely. Everyone knows that ..no need to sugar coat it ...they are `Boxes of Slots`...' Steve Wynn of Wynn Philadelphia, Wynn PA, Inc, 2001 Beach Street and 2001 through 2005 Richmond Street at PA Convention Center PGCB hearing on 10 Jan 2013.

`...Casinos don't belong in neighborhoods...' Joe Procacci of Casino Revolution, PHL Local Gaming, LLC, 3333 South Front Street at PA Convention Center PGCB hearing on 10 Jan 2013

The following are brief comments about the Casino proposals for the 2nd license in Philadelphia.

**\*The Provence, Tower Entertainment, 400 N. Broad Street.**

The Provence proposal has only 9% of its use set aside for a casino operation. It seems to me that this venture doesn't need a casino license to make it fly. The proximity of this location to the densely populated neighborhoods that surround it should be weighed carefully. Casinos don't belong in neighborhoods.

**\*Market8, Market East Associations, 8th and Market Streets.**

A few years back there was a proposal for a casino on the north side of Market Street and the justification was that it was under-utilized and needed a casino as nothing else would help this `dead space`. Now advertisements announcing new businesses have popped up in the selfsame space so the idea that Philadelphia had only one choice left and that choice was to place a casino there to be a savior is fallacious. Again, the proximity of this location to the densely populated historical neighborhoods that surround it should be weighed carefully and should be reason for it to be denied. Casinos don't belong in neighborhoods.

**\*Hollywood Casino, PA Gaming Ventures, LLC, 700 Packer Avenue.**

The pension/education scheme of this casino sounds like a pipe dream. The Phila metro area is already saturated with gambling/casinos. There`s only so much money to be siphoned out of the local economy. This is not going to pan out other than to present a tailor made scenario for corruption and cooking of the books to prop up this bad welfare idea. ( The board members are self appointed? Yikes. ) Additionally if you look at maps of where this casino is proposed for you will see a dense array of ballfields and playgrounds directly diagonal and surrounding to the north of this proposed site. Again, the proximity of this location to the densely populated neighborhoods that surround it should be weighed carefully and should be reason for it to be denied. Casinos don`t belong in neighborhoods especially NOT across the street from where kids play.

\*Wynn Philadelphia, Wynn PA, Inc, 2001 Beach Street and 2001 through 2005 Richmond Street.

Wynn Philadelphia is way out of scale with what is being proposed by the city for desired development of the Central Delaware River Master Plan for the waterfront. Mr Wynn joked that he didn`t want to show too much so as not to give the other casino bidders ideas and so his proposal was disturbingly lacking in detail which was an affront - the meeting was held to unveil these proposals to the public. Additionally he touted that the casino will cater to car traffic with a heated parking garage- that `slots barns` are not pedestrian experiences; people will drive to them- and that these are places of convenience seems contradictory. There are densely populated areas of the city adjacent to this site and the idea that this will be not tied in with local neighborhoods and facilitate allowing citizens to get there on foot and provide safe access to the river is shocking. The master plan calls for tight connections to existing neighborhoods so people have riverfront access. Mr Wynns proposal sounds more like a gated enclave for rich clients. Again, the proximity of this location to the densely populated neighborhoods that surround it and its strategic placement of a windowless `slots barn` should be reasons for it to be denied approval. Philadelphians want smart development for the waterfront and this is definitely NOT what citizens input indicated they wanted. casinos don`t belong in neighborhoods and the riverfront.

\*Live! Hotel and Casino, Stadium Casino, LLC, 900 Packer Avenue.

The stadium area should be kept as a wholesome family oriented destination. Additionally these neighborhoods have already been imposed upon repeatedly year round with traffic, trash & noise burdens from existing stadium facilities. Casinos don`t belong in neighborhoods and these are some very lovely desirable neighborhoods for families.

\*Casino Revolution, PHL Local Gaming, LLC, 3333 South Front Street.

This casino is the site farthest from surrounding neighborhoods. Its proximity to other 'nuisance' operations such as the sewage treatment plant and the stripper club is really where a casino belongs. If the PGCB insists on placing yet a 2nd casino in Philadelphia this site should be it.

It is unclear to me the criteria the PGCB is employing in deciding if any of these proposals are 'suitable' for our city. The idea showing that a casino is in the public interest seems to not enter the equation at all. The PGCB should look towards providing strong accountability and transparency in deciding this siting process.

In closing, I want to respectfully point out that casinos do not belong next to schools, homes, parks, places of worship, daycare centers, playgrounds and other civic spaces. Casinos do not belong in neighborhoods.

**Laurence Tom** (Reg. ID: 4253) Philadelphia, PA

Email: laurence.tom@cccnc.org

ip address: 68.81.182.167

date created: 5/7/2013 12:03:51 AM

speaking for: \* Casino Gaming in General

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I am a pastor at the Chinese Christian Church and Center, consisting of over 600 members. My church deals first hand with the negative effects of casino gambling among immigrant families and the economy of Chinatown from the establishment of one casino. A second casino would be absolutely devastating. On behalf of my faith community and as a minister in the Chinatown/Callowhill neighborhood, we strongly oppose the prospect of a second casino in close proximity to an existing casino in this community.

**Dan Homan** (Reg. ID: 4215) Perkasie, PA

Email: danhoman@safeplace.net

ip address: 65.175.49.98

date created: 5/3/2013 10:58:04 AM

speaking for: \* Casino Gaming in General

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The International Justice Mission, a group which is working to end human trafficking, has a four step approach in their efforts. They call first, for victim relief, then victim aftercare, then perpetrator accountability, and finally, system reform.

In my activities with Casino Free Philadelphia, it once came to me that we were working from the bottom up, and system reform is a tough sell since the victims of government sponsored gambling not only don't believe they're victims, they actually seem to feel that they and their communities are being blessed by such activities.

The only approach that comes to me that might have even a chance of convincing our government representatives to start to try to move us away from gambling is a call to reason; to start to think about *the subtle but dangerous directions into which such practices will lead.*

Can we start?

**Tully J. Speaker** (Reg. ID: 4088) Philadelphia, PA

Email: tullyspeaker@gmail.com

ip address: 71.23.213.28

date created: 4/9/2013 10:58:40 AM

speaking for: \* Casino Gaming in General \* Tower Entertainment, LLC (The Provence)

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I strongly oppose the broad concept of legalized gambling and the extension of this process to a second gambling site in Philadelphia.

**Bruce R. Marshall** (Reg. ID: 4086) PHILADELPHIA, PA

Email: bruce.marshall@hotmail.com

ip address: 50.11.232.161

date created: 4/8/2013 8:31:57 PM

speaking for: \* Casino Gaming in General

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I write to strongly object to casino gambling in general and any additional casinos in Philadelphia in particular. For several years I was a blackjack card-counter in Atlantic City, and what I saw there was appalling. Gambling addiction is devastating, and as the cliché goes, there were people who didn't know they had a problem until the casinos arrived in their back yard. I saw people trying to hock their watch at the table for five dollars, people with their families pleading with them to leave so as not to lose their house, and all manner of other sad, sick behavior. Meanwhile, the casino will continue to serve liquor and happily take your money. No amount of 'job creation' or 'revenues' are worth the suffering and misery visited upon those who pay for that revenue out of their paychecks and family resources, and let's face it: these places are not destinations, like Las Vegas is. They are frequented by locals and people within driving and bus distance. Please spare these people additional hardship by not placing more temptation in their path so that politicians, the well-connected and other elites can profit off their backs. Thank you, Bruce Marshall

**Dan Homan** (Reg. ID: 4085) Perkasio, PA

Email: danhoman@safeplace.net

ip address: 65.175.49.98

date created: 4/8/2013 6:53:48 PM

speaking for: \* Casino Gaming in General

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Casinos, like many other `businesses` that don't make something useful, does not and can not contribute to the true economy - especially when it takes from others what they've earned. I believe if I gamble and lose, I'm a fool. If I gamble and win, I'm taking from someone else's earnings.

**JoannaHarris . A.R.B. Construction (Reg. ID: 4070) Phila, Pa**

Email: Jjh@arbconinc.com

ip address: 96.245.119.119

date created: 4/8/2013 7:26:57 AM

speaking for: \* Casino Gaming in General

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It is the desire to see the mandatory increase and use of minority firms within the city regarding all aspects of the casino project. Outreach sessions typically are surface scratching interactions that never truly capture the actual awarded contracts to the vast number of qualified firms. The National Association of Minority Contractors has identified and prepared various minority firms to be ready willing and financially able to fulfill all needs. Philadelphia's minority community will not stand by as another casino is built without the use of our firms. Please engage in serious conversation as owners to ensure that all of Philadelphia minority registered firms truly have the opportunity to participate. Thank You, Joanna Harris

steven leshner (Reg. ID: 4064) philadelphia, pa

Email: steven.leshner@lpl.com

ip address: 70.193.205.247

date created: 4/7/2013 3:08:06 PM

speaking for: \* Casino Gaming in General

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My understanding is that gaming in Pennsylvania benefits the state to a much greater extent than the City of Philadelphia. The City of Philadelphia does not benefit from gaming to the extent that the social and environmental costs exceed any cumulative benefit the city might derive. My experience with Sugar House is that this is a travesty. Smoking is permitted and this creates an awful experience. The culture of gamblers resembles the desperate and poorest segment of society that can least afford to gamble either for recreation or entertainment. The prospect of winning is an illusion that may benefit a select few, however the posted wins for various casinos demonstrate that a vast number of gamblers lose. As a recreational gambler, I sense that it is not as much fun as other venues available in Philadelphia. The city has an abundance of cultural activities to offer including historical, architectural, artistic, museum, theatrical, sports represented by 4 playoff caliber teams, creative, recreational and ethnic events. Gaming is capable of detracting from the city's positive influences. Let's be honest: Gaming is supported by a wealthy collaboration of developers to give a fraction of the proceeds to the state, and a smaller portion to the city in relation the potential to pocket money from people who can least afford to gamble. Supporting social vices is not new. However, having the ability to legislate controls and organize constructive delivery to support the demand for gaming is a civic responsibility. I do not feel that additional gaming should be permitted in Philadelphia and especially not as a redevelopment project for North Broad Street, Market Street or the riverfront. Gaming will not lower my taxes, fix the schools, or provide a foundation to raise the tax base in Philadelphia. Other than a few hundred jobs, there is not enough evidence to suggest that the average citizen will benefit from a gaming initiative that will cost many participants more than they can afford to play.

**M Johnson** (Reg. ID: 4063) Philadelphia, PA

Email: dmrj@netzero.net

ip address: 68.82.85.222

date created: 4/7/2013 11:09:19 AM

speaking for: \* Casino Gaming in General

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I oppose building a second casino in Philadelphia. The first casino has not brought any overwhelming economic benefit to the city. The jobs in the casino are low paying. The patrons are frequently people who really cannot afford to lose money at a casino. If they spend their money here, they are not spending it in a place that would benefit local businesses because the money goes to casino owners. The market for casinos is saturated. If you look at Atlantic City, which has had gambling for a long time, you will see that there is no positive long term economic development in the city and over building of casinos just leads to bankruptcy. I find no reason to build another casino anywhere in Philadelphia.

All Proposed Phila Casino locations are on possible Light Rail Lines

under some-kind of study. As a way to sustain and expand the benefits of



any casino to be selected to be built, next generation Light Rail

should be strongly considered and funded in some part by  
About the Project Latest Project Info EIS Process Documents & Downloads  
Casino News

**A 2-YEAR ALTERNATIVES ANALYSIS STUDY WAS COMPLETED IN 2009 WHICH RECOMMENDED LIGHT RAIL FROM GLASSBORO TO CAMDEN AS THE PREFERRED OPTION FOR TRANSIT EXPANSION IN SOUTHERN NEW JERSEY. THIS PROJECT HAS NOW ADVANCED TO THE ENVIRONMENTAL REVIEW PHASE.**

GCL NEWS  
RECENT UPDATES

PROJECT UPDATES  
GLASSBORO-CAMDEN LINE

QUICK LINKS  
GCL REFERENCES

GCL Project Progress  
2013

GCL PROJECT PROGRESS 2013  
MARCH 18 2013

*This line has a phila side*

*line also in slow progress along Phila adjacent to Stadium*

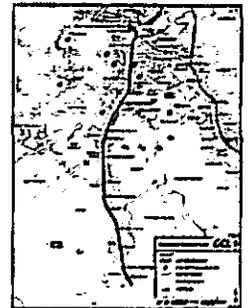
STV is in the process of coordinating and planning the key activities for this phase. It is anticipated that this phase will take 18-24 months for completion. NJ TRANSIT is funding the \$8.1 million environmental study with DRPA acting as project manager.

As we continue to move forward, please visit the website for project updates or email [contactus@glassborocamdenline.com](mailto:contactus@glassborocamdenline.com) to be placed on the GCL mailing list.

STV is proceeding with the EIS, information and public meeting sessions will be provided on this website.

- Fact Sheet Spring 2013
- Public Meeting Eyer May 2013
- NEWS RELEASE May 6, 2013
- Downloads
- FAQ
- Acronyms
- Project Team
- Project Links

PROJECT MAP



LET US KNOW WHAT YOU THINK

Your feedback is very important to the project study team. To let us know what you think, please [click here](#) or send us an [email](#).

SITE MAP

- GCL Home
- Project Information
- Public Involvement
- Contact Us

*Scott Maits  
City activist @ yahoo.com  
215 758 4751*

## Kane, Mickey (PGCB)

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**From:** GB, PGCB  
**Sent:** Wednesday, January 02, 2013 9:27 AM  
**To:** Kane, Mickey (PGCB)  
**Subject:** FW: The Thieves in Phila City Government

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**From:** Scott Strader [<mailto:ssstrader71@gmail.com>]

**Sent:** Monday, December 31, 2012 12:42 PM

**To:** GB, PGCB

**Subject:** The Thieves in Phila City Government

Ladies and Gentlemen,

PLEASE do not give the city government of this town it's own casino to loot. Many, many of us here are concerned about a myriad of terrible consequences that are sure to arise if the most corrupt political machine on earth gets it's own license. These people CANNOT be trusted.

Scott Strader  
Philadelphia



# Pennsylvania Gaming Control Board



## WRITTEN COMMENT TO BE INCLUDED IN THE EVIDENTIARY RECORD OF THE PUBLIC INPUT HEARINGS

I request that the following comments be made part of the public input hearing record and considered by the Pennsylvania Gaming Control Board prior to awarding a license for slots operators:

Name: Philadelphia Chinatown Development Corp. (PCDC)

Address: 301-305 N. 9th St.

Telephone 215 922 2156 E-Mail \_\_\_\_\_

Organization, if any \_\_\_\_\_

**PLEASE SIGN AND HAND IN TO GAMING BOARD STAFF MEMBER OR MAIL TO:**

PGCB – BOARD SECRETARY, P.O. Box 69060 Harrisburg, PA 17106-9060

COMMENTS REGARDING:

(Please use reverse side if more space is required)

\_\_\_\_\_  
(Name of Applicant/Project)

I, GEORGE MOY verify that any factual information contained in this written comment is true and correct to the best of my knowledge and belief.

George P. Moy  
Signature



In the past 47 years of the Philadelphia Chinatown Development Corporation's existence, our organization and many others have toiled resolutely to make Chinatown what it is today: a proud, successful neighborhood with very little crime, no juvenile delinquency, near absence of graffiti, more revenue collected than is spent on the community. This occurred in an area that was once called skid row. At the same time, we had to struggle with two dozen multimillion dollar proposed projects; the majority of which have had negative impacts on the community.

While all casinos will hurt our community, we are most concerned about those that are the closest to Chinatown. We anticipate that bringing a casino into the proximity of the neighborhood may result in serious social problems, enticing problem gamblers in the community, as well as problems with parking and traffic.

Again, all casinos are problematic for our community, but the proximity of these locations have a factor of convenience that will draw in many more problem gamblers and exacerbate the social consequences of gambling. The casinos have the ability to misdirect the entrepreneurial spirit of many individuals, particularly newcomers, as they attempt to raise themselves out of poverty. While many have succeeded, we are aware that some have been lured to the casinos, hoping for a quick win.

We have already seen families suffer from the existing casino in Philadelphia, and we believe that casinos within walking distance will aggravate gambling within the Chinese community, where hard-earned money made in the community is spent gambling instead of on basic necessities. Family savings have been squandered away. Children have been left alone in cars or homes with no one looking after them. Money meant for their education has been wiped out. Gambling addiction is a very real problem in our community, especially among the poor. Additionally, we are concerned about the increase of crime around our neighborhood, should a casino be built nearby. We are aware that there have been



incidents of home invasions and robberies of gamblers, many of which have been Asian American.

Aside from social issues, parking and traffic is already a very serious problem in Chinatown. Though we are aware of the applicants' parking and traffic plans, we don't believe these are sufficient for the density of this district. 10<sup>th</sup> Street, the main commercial corridor of Chinatown, fields vehicular traffic from commuters from the Vine Street Expressway to Center City, as well as tourists, customers, and business workers. We have been working over the years to implement traffic calming measures to offset the traffic volume, including the renovation of the 10<sup>th</sup> Street Plaza and numerous streetscaping improvements along the commercial corridor. The presence of the casino will draw a much heavier traffic flow, reversing the hard work put into all these efforts.

It is the responsibility of the Gaming Control Board to select the casino applicant that will have the least harmful effects on the Philadelphia community, especially in regards to the particularly vulnerable Asian American community. Though we grudgingly accept the fact that you are moving forward with licensing a second casino in Philadelphia, we request that significant efforts be taken to minimize the impact of gaming on the community and that the Gaming Control Board enacts proactive measures to protect the public, especially minorities, from gambling addiction.

You are not obligated to select one application if they are all poor changes.

Thank you for this opportunity to voice these concerns.

**Statement from MARY YEE, Chinatown Preservation Alliance**  
PGCC Hearings, Lincoln Financial, 5.08.13

Good Afternoon, Mr. Chair and Commissioners-

I am Mary Yee representing the Chinatown Preservation Alliance, an organization of neighborhood people, professionals, and community based organizations committed to protecting and preserving Chinatown. I have an urban planning degree from the University of Pennsylvania and have been a member of the community for 38 years, active in promoting community development and preservation. The members of the Alliance are not newcomers and have struggled over the last 4 decades to keep Chinatown intact and a safe and healthy place for families, small businesses, and community institutions.

CPA categorically opposes any casino in the area adjacent to Chinatown. We would like to make our stand clear. We are not just concerned about the casino "in our backyard." We oppose the location of any casino near any residential neighborhood. Because members of the Asian community are especially vulnerable to gambling addiction, we feel very strongly about the negative social, economic, and public health impacts of legalized gambling. Our people know about this first hand.

The only people that "win" are the casino developers. The city, state, and taxpayers end up paying for all the negatives, sometimes even bailing out casinos. There may be short-term gains as in Atlantic City and NJ, but it is clear what competition has done to that node. With additional competition from neighboring states there will be diminishing returns. Moreover, the discretionary income that goes to casino revenues only cannibalizes the other kinds of businesses and venues that people would otherwise patronize as entertainment or recreation. Our concern is focused on working people who are low and moderate income, like most who live in Philadelphia neighborhoods, who gamble not just their discretionary income but what they need for their families to live on. This is an ethical issue and a public health issue.

As for my community, I want to point out that Chinatown is vibrant community, stable and growing. It is a largely working class community, an immigrant community, a community of color—the last of its kind near Center City. Chinatown has had to fight for its existence and stave off the negative effects of over 6 large scale Center City projects over the last 40 years. The William Penn. Foundation in its DVRPC's Plan recognized that "Chinatown has long been one of Philadelphia's most well established and vibrant neighborhoods... Chief among the many factors contributing to the success and prosperity of Chinatown is strong cultural and community bonds and impressive community leadership." CT's planning boundaries go to 8<sup>th</sup> and Market Streets. Is anyone, any agency, considering the compound effects of multiple projects, past and proposed, on our community? Why would the City or the Gaming Commission want to destroy it? This is looking like a civil rights issue.

I would like to make a few additional points:

1. Casino marketing targeted towards the Asian, here Chinese, community is predatory marketing. We are being singled out in discriminatory fashion to be victimized by this industry's predatory practices. Because . . .

2. Research has shown that “Asian-Americans, especially Chinese-Americans, have an increased propensity for gambling.” Dr. Tim Fong, a neuropsychiatrist, from the UCLA Gambling Studies Program, also stated that those Chinese-Americans who are prone to a gambling addiction might not be able to refrain from a casino’s allure, and that gambling could destabilize the Chinese-American community. We take this seriously.
3. I would like to know where the impact studies for the casino projects are? What is the real cost-benefit analysis, short-term and long-term? The public is entitled to independent research on the physical and economic impacts but most of all the HUMAN impacts, the social and economic impacts on people. *If as the gaming act says, your mission is first to protect the Commonwealth’s people, where is the evidence that they will not be harmed?* Our community members have been the target of robberies and assaults in the Sugar House parking lot and also home invasions after being stalked and leaving the casino. Our behavior health providers and clergy can tell you about the increase in problem gambling and addiction.
4. In this vein, I ask who is projecting the social and public health costs? Who does predatory gambling affect? Do you know the projected incidence of pathological gambling associated with these projects? Who is looking to see whether there are disproportionate impacts on certain populations—minority, immigrant, low income?. That includes thousands of Philadelphia citizens, who casino owners want to pass through their doors. They, not out-of-towners, would be the bread and butter of the new casino.
5. If the Market8 casino project is built, I believe it will be the death knell for Chinatown as a family-oriented residential neighborhood, as an historic neighborhood; it will be a slow death of disinvestment and the flight of families and small businesses. The nearby Provence, with its ironic juxtaposition to the School District headquarters, would hardly be better. The region would lose a vibrant growing round-the-clock cultural and spiritual hub for the Asian as well as Chinese community in the Delaware Valley. It will be the sacrifice of working families, small businesses, and cultural institutions—a living feeling community with challenges and aspirations—for the short term gain of gambling revenues and temporary flash on Market or Broad.

Casinos and predatory gambling are being used as an economic development strategy by the state and city. But this is short-sighted. Casinos and legalized gambling threaten neighborhoods and families, short term and long term, with disinvestment and deterioration: Undesirable uses such as bars and escort services nearby, lower property values or speculation, loss of local small businesses, increased crime, increased gambling addiction, increased domestic violence and substance abuse. This has been documented. Many honest people end up losing their families, jobs, savings, and homes—sometimes everything. No community should have to tolerate what the urban casinos bring with them.

We are asking you, the Commissioners, to protect our neighborhood and all the other neighborhoods being threatened by adjacent casinos by not approving plans that will be deleterious to our communities. What is the logic of building up Center City or South Philly if long established communities and regular people, the very fabric of the city, have to suffer for it?

**Remarks for Jack Ferguson, President and CEO, Philadelphia Convention and Visitors Bureau to the Pennsylvania Gaming Control Board**

Good morning members of the Pennsylvania Gaming Control Board. My name is Jack Ferguson and I am President and CEO of the Philadelphia Convention & Visitors Bureau. Thank you for the opportunity to address you today.

My interest and the interest of the Philadelphia Convention & Visitors Bureau and our 900 member businesses, in being here today is not to endorse a single casino, but to seize the opportunity to ask you to make the best decision for the City's economic infrastructure. PHLCVB has always supported casinos in our area. They have proven to be successes for Pennsylvania, creating jobs and kept revenues in the Commonwealth. PHLCVB also supports an additional casino in Philadelphia regardless of location, and sees its added value to the city's entertainment offerings.

I've met with every casino developer or representative at this point and believe that with the right mix of infrastructure, community engagement, and collaborative marketing support, any one of these casino projects can be a win for Philadelphia in terms of jobs and economic development. The Stadium area. North Broad Street. Penn's Landing. Market East. In some way you could say each neighborhood needs a catalyst for neighborhood transformation.

As the primary sales and marketing agency for the Pennsylvania Convention Center, and the global marketing arm for the City, we are acutely aware of the impressions visitors have of our City and their experiences here. We study this daily. Philadelphia has an incomparable array of historic sites, retail options, restaurants, hotels and parking – we're a modern renaissance city. And we regularly hear wonderful comments to support this. Additionally, the expansion of the Pennsylvania Convention Center, the largest investment by the Commonwealth ever, has impressed our customers and we are continuing to tell that very positive story in our global messaging.

The expansion has sparked growth of the surrounding area and has served as a catalyst for exciting new public spaces, retail and restaurants. In addition we're excited about the City's renovation of Dilworth Plaza, which will draw visitors, workers and residents to enjoy vibrant green space surrounding City Hall. We know, too, that convention attendees crave more nighttime activities in the areas surrounding the Convention Center.

One of the greatest selling points of Philadelphia has always been its walkability. I tout that every day in my work as I walk customers around the City. But the sad fact is that is not a selling point when it comes to certain parts of the City, including most of the sites under consideration.

As one example, when I was growing up in Philadelphia – Fairmount section to be exact - Market East was heralded as the City's retail corridor with six department stores, including Wanamaker's, Strawbridge's and Gimbels. It's now a shabby shadow of its past. While there continues to be steady pedestrian traffic, the street is dominated by a collection of low-price chain stores, cheap eateries and government buildings. As a result, there has been a struggle to get major retailers to move in. Compared to other parts of the City – Market East is perceived as seedy, uninviting and unsafe. We have seen this repeatedly in customer surveys and hotel comment cards.

Market East - Philadelphia's Main Street - is a critical concern for our convention and tourism business and we work daily to improve this. Just like all of the other sites under consideration, it needs a catalyst for change.

Of course, a casino project anywhere in Philadelphia requires careful planning, including attention to traffic, design, jobs, pedestrian sensitivities and strategic collaborative marketing.

Members of the Gaming Control Board, I want to restate that I am not here today to endorse one casino over another.

Your decision impacts our residents and visitors, and every organization in this City. So I thank you very much for your time and careful consideration.

**PACKER PARK CIVIC ASSOCIATION  
TESTIMONY – MAY 8TH – 2013  
BEFORE THE  
PENNSYLVANIA CASINO CONTROL BOARD**

**BARBARA CAPOZZI, PRESIDENT - PACKER PARK CIVIC ASSOCIATION  
COMMUNITY REP & TREASURER TO THE SPORTS COMPLEX SPECIAL SERVICES  
DISTRICT. BOTH VOLUNTEER POSITIONS.**

**OUR POSITION AGAINST ANY OF THE THREE APPLICATIONS PROPOSED FOR THIS  
AREA IS BASED ON FAR MORE THAN THE INFAMOUS N.I.M.B.Y. (NOT IN MY BACK  
YARD).**

**I SINCERELY 'THANK YOU' FOR AGREEING TO HOLD HEARINGS IN MY BACKYARD,  
BECAUSE NOW YOU CAN CLEARLY SEE ALL THAT WE ALREADY HAVE IN OUR  
BACKYARD AND FOR SOME OF US OUR FRONT PORCHES AS WELL. WE HAVE**

- \* LINCOLN FINANCIAL FIELDS (CAPACITY 68,000),**
- \* WE HAVE CITIZENS BANK PARK (CAPACITY 45,000)**
- \* WE HAVE WELLS FARGO CENTER (CAPACITY 21,000) AND LAST, BUT NOT LEAST,**
- \* WE HAVE XFINITY LIVE - VERY, VERY LIVE AS IT TURNS OUT! (CAPACITY 5,000).**

**IN OUR IMMEDIATE VICINITY, WE ALSO HAVE THE REVITALIZED NAVY BASE (10,000 +  
EMPLOYEES AND GROWING BEAUTIFULLY), AND ADJACENT FDR PARK WHICH WE ARE  
WORKING HARD TO BECOME THE EQUIVALENT OF CENTRAL PARK.**

**GONE ARE THE DAYS WHEN THERE WAS A STRETCH OF QUIET TIME HERE. THESE  
VENUES ARE BOOKED, OVER BOOKED AND SIMULTANEOUSLY BOOKED ALMOST 365  
DAYS A YEAR. SURELY YOU CAN IMAGINE THE CHAOS THAT WE ALREADY ENDURE.**

**I CHALLENGE ANY OTHER SECTION OF THIS CITY TO  
MATCH EVENT FOR EVENT, CAPACITY FOR  
CAPACITY WHAT WE ALREADY TOLERATE HERE.**

**AS YOU CAN SEE, WE HAVE A WHOLE LOT GOING ON ALREADY -  
CAN WE TAKE MORE AND CONTINUE TO SURVIVE -  
WE SAY RESOUNDING - "NO".**

**OUR CIVIC ORGANIZATIONS AND THE SCSSD HAVE WORKED TIRELESSLY TO MAKE IT WORK, TO ACCOMMODATE ALL PARTIES, TO UN-SNARL THE TRAFFIC, TO MITIGATE THE NOISE AND TRASH, ETC.**

**OUR NEIGHBORS HAVE MADE MANY SACRIFICES AND ACCOMODATIONS ALREADY SO THAT**

- . THE CITY CAN MAKE ADDITIONAL REVENUE,**
- . THE TEAMS CAN HAVE A SPARKLING HOME TURF AND**
- . \* FANS CAN HAVE A SAFE NEIGHBORHOOD TO COME TO.**

**BUT ENOUGH IS ENOUGH.**

**IT WOULD STRETCH THE IMAGINATION, PLUS THE CAPACITY AND RESOURCES OF OUR GOOD NEIGHBORS TO TRY TO MITIGATE THE DAMAGE FROM EVEN MORE CARS, STRANGERS, NOISE, CONFUSION, IN THE AREA,**

**NOW, YOU MAY HEAR ALL THE STATISTICS ABOUT HOW MANY PEOPLE WE ALREADY HOST AND THINK, HMM, THAT WILL BE A BUILT IN CROWD FOR CASINO SUCCESS.**

**NO - QUITE THE OPPOSITE -**

**REMEMBER THAT EVENT TICKET PRICES ARE HIGH, PARKING IS EXPENSIVE, ACCESSORY BEERS, FOOD ARE COSTLY AT SPORTING AND ENTERTAINMENT EVENTS, PLUS THE FAN IS ALREADY SPENDING 4 TO SIX HOURS HERE - WILL THEY HAVE MORE TIME AND MORE MONEY LEFT OVER TO DROP AT A CASINO HERE - WE STORNGLY DOUBT IT.**

**PLUS, PLEASE REMEMBER THAT LOTS OF ALCOHOL AND / OR OTHER SUBSTANCES MAY ALREADY HAVE BEEN CONSUMED, BY THE TIME THEY LEAVE THE SPORTS / ENTERTAINMENT COMPLEX**

**CORRESPONDINGLY, EVERY OTHER PERSON ON THE FACE OF THE PLANET WHO IS NOT ATTENDING AN EVENT HERE HAS THE GOOD SENSE TO COMPLETELY AVOID THE ENTIRE AREA BEFORE, DURING AND AFTER EVENTS, OR RISK BEING SNARLED IN PRE -**

**GAME OR POST - EVENT TRAFFIC THAT LASTS FOR HOURS, DESPITE OUR BEST EFFORTS TO CLEAR IT QUICKLY.**

**TO SUPPORT THE HIGH COSTS OF THESE VERY EXPENSIVE OPERATIONS OF TRYING TO PRODUCE A WINNING TEAM, EVERY DOLLAR OF TICKETS, BEERS, PARKING, IS NEEDED.**

**ANY CASINO OPERATION HERE WILL CANNIBALIZE TEAM OPERATIONS AND STRETCH THE ALREADY OVERBURDENED FANS. WE DOUBT THERE IS MUCH SYNERGY - AFTER THE INITIAL CURIOSITY WEARS OFF - BECAUSE THE FAN-BASED DOLLARS AND ADDITIONAL TIME AWAY FROM FAMILY OR WORK - JUST ARE NOT THERE.**

**THE TEAMS HAVE BEEN OUR GOOD PARTNERS AS WE HAVE WORKED THROUGH OUR ISSUES HERE. WE DO NOT WANT TO SEE THEM HURT IN ANY WAY.**

**IT IS OUT OF MUTUAL RESPECT FOR THEM BUT MORE IMPORTANTLY, FOR THE 5,000 NEARBY HOUSEHOLDS, THAT OUR POSITION IS FIRMLY "NO".**

**WE BELIEVE A CASINO HERE WILL NOT THRIVE OR EVEN SURVIVE. IT WILL BE A POOR MAN'S SUGARHOUSE AND THAT HELPS NO ONE.**

**RATHER, THINKING MORE GLOBALLY, AS TO WHAT CASINO LOCATION WOULD BE BEST FOR THE CITY, THE REGION, THE STATE, WHAT LOCATION WILL PRODUCE THE MOST REVENUE & ECONOMIC DEVELOPMENT AROUND IT, WITH THE LEAST AMOUNT OF PAIN TO PHILADELPHIANS?**

**I WOULD SUGGEST THAT ONE OF THE TWO PROPOSED CASINO SITES CLOSEST TO THE CONVENTION CENTER, THE PENNSYLVANIA CONVENTION CENTER, WOULD BE MORE IDEALLY LOCATED AND THIS IS WHERE WE HOPE THE COMMISSION WILL SEE THE MOST VALUE FOR PHILA'S SECOND CASINO.**

**FIRST - IF A PERSON FROM PHILADELPHIA LOSES MONEY AT A CASINO, IT HURTS ALL PHILADELPHIANS, LESS TIME SPENT WITH THEIR CHILDREN, LESS MONEY FOR BOOKS AND CLOTHES, ERODED FAMILY SAVINGS, LOST BUSINESSES, ETC. ETC. BUT IF A**

**GUY FROM KANSAS, AT A CONVENTION IN BIG BAD PHIL, LOSES MONEY AT THE CASINO, IT IMPACTS US ALL FAR LESS.**

**IDEALLY, THE CASINO SHOULD BE AT THE AIRPORT, TO REALLY GRAB OUT OF TOWN DOLLARS, BUT SINCE THAT IS NOT AN OPTION, A CASINO CLOSER TO THE PENNSYLVANIA CONVENTION CENTER IS FAR BETTER THAN ONE DOWN HERE. A CONVENTION CENTER - FOCUSED CASINO WILL BETTER DISTINGUISH ITSELF FROM SUGARHOUSE AND WILL HELP REVIVE THE NIGHTLIFE IN THAT GROWING AREA.**

**OUR NIGHTLIFE HERE NEEDS NO ASSISTANCE!**

**I WILL LEAVE YOU WITH THIS IMAGE, PUTTING A CASINO WHERE THERE IS ALREADY FOUR VERY LARGE, VERY LOUD ENTERTAINMENT / SPORTS VENUES, IS LIKE STUFFING A TEN POUND SAUSAGE IN A FIVE POUND BAG, OR LIKE STUFFING A SIZE 14 CHICK IN SIZE 2 JEANS.**

**NO MATTER HOW YOU SLICE IT, IT'S UGLY.**

**THANK YOU FOR LISTENING. JUST IN CASE YOU ARE NOT SURE ABOUT WHAT WE ARE SAYING, WE INVITE YOU BACK DURING A MULTI EVENT EVENING.**

**THANK YOU,**



# Pennsylvania Gaming Control Board



## WRITTEN COMMENT TO BE INCLUDED IN THE EVIDENTIARY RECORD OF THE PUBLIC INPUT HEARINGS

I request that the following comments be made part of the public input hearing record and considered by the Pennsylvania Gaming Control Board prior to awarding a license for slots operators:

Name: Steven Scott Bradley

Address: 1617 JFK Suite 870

Telephone: 717 609 5706 E-Mail: SS Bradley@Bradleyins.net

Organization, if any: African American Chamber of Commerce

PLEASE SIGN AND HAND IN TO GAMING BOARD STAFF MEMBER OR MAIL TO:

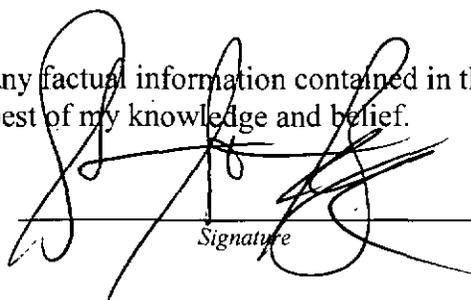
PGCB - BOARD SECRETARY, P.O. Box 69060 Harrisburg, PA 17186-9060

COMMENTS REGARDING:

(Please use reverse side if more space is required)

(Name of Applicant/Project)

I, Steven verify that any factual information contained in this written comment is true and correct to the best of my knowledge and belief.

  
 \_\_\_\_\_  
 Signature



**AFRICAN-AMERICAN  
CHAMBER OF COMMERCE**  
Pennsylvania ♦ New Jersey ♦ Delaware

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**BOARD OF DIRECTORS  
EXECUTIVE COMMITTEE**

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**Megan Smith**  
*Public Relations*

---

**One Penn Center**  
1617 JFK Blvd  
Suite 889  
Philadelphia, PA 19103  
Tel: (215) 751-9501  
Fax: (215) 751-9509  
info@aachamber.org  
www.aachamber.org

**April 11, 2013**

**Steven Scott Bradley**  
**Board Chairman**  
**African American Chamber of Commerce of**  
**Pennsylvania, New Jersey and Delaware**  
**Bradley & Bradley Associates, Inc.-President/CEO**

Members of the Pennsylvania Gaming Control Board,

Thank you for the opportunity today to speak before you. My name is Steven Scott Bradley and I am the Board Chairman of the African American Chamber of Commerce of Pennsylvania, New Jersey and Delaware/Bradley & Bradley Associates, Inc.

This second casino license represents an important economic opportunity for minorities in the Philadelphia region and the African American Chamber is invested in ensuring that the applicant selected works with us to maximize those opportunities.

I stand before you today to speak in favor of two applicants: the MARKET8 project at 8<sup>th</sup> and Market Streets and Penn National Gaming's project.

MARKET8's Center City location appeals to the Chamber for a variety of reasons:

- It accommodates our membership in the City.
- The Goldenberg Group has a track record of making minority participation a priority in their development projects
- And there is a strong minority investor group in place.

Their plans were impressive – MARKET8 can revitalize East Market Street and drive further growth in what is arguably the city's most critical, yet underutilized, downtown corridor. The Chamber's mission is to spur the economic development of African-American businesses by increasing business opportunities. This kind of continued growth in and around Market Street will support that mission.

The Goldenberg Group has an excellent track record of ensuring minority participation in its projects and successfully transforming sections of the City. As an example, Ken and his team developed Park West Town Center in West Philadelphia, a 342,125 square foot open-air retail center in West Philadelphia.

Before Ken and his team partnered with West Philadelphia Financial Services Institution, it was a blighted area offering little to the residents in the area. The Goldenberg Group not only set, but exceeded minority participation goals for that project. African-American contractors were hired, as both sub and prime contractors. The Goldenberg Group made sure locals were hired, and still worked with the union to get the project completed.

Previously, there was little retail to serve the needs of the neighborhood. The development of Park West Town Center provided a supermarket, bank and other outlets to provide goods and services to the neighborhood. Beyond delivering strong retail, Park West Town Center filled a decades-long retail void in a historically underserved area of West Philadelphia. It has added 640 permanent jobs, and a financial structure that reinvests directly into the community.

We have also been impressed by the strength of the minority investors in MARKET8. Leaders from the community like Willie Johnson, founder and chairman of PRWT Services Inc.; Bernard Smalley, Dennis Cook of WES Health Centers, Bill Miller, Mary Lawton and Cheryl McKissack. These are people who understand the dynamics of the African-American community, who have created opportunities for minorities and who have run businesses and built wealth. Like our membership, they are invested in seeing that happen for other minorities in this City.

In addition, we strongly believe that Penn National Gaming's Hollywood Casino Philadelphia proposal serves the needs of our communities, by generating significant economic growth, creating thousands of jobs, and committing to partnering with minority businesses in Philadelphia.

Penn National Gaming's state-of-the-art facilities do more than just generate a one-time economic spike, followed by periods of dwindling

returns and uncertainty. As one of the most financially stable gaming companies in the country, their resort casinos continue to expand because they work hard to attract local and out of town customers, through performance and reputation.

Penn's proposal is a sound investment – one that can be counted on to yield benefits in the years, and decades to come. The city should enthusiastically back inclusive proposals, like Penn's, that provide economic opportunities for all members of our communities.

Philadelphia's unemployment rate is higher than Pennsylvania's and a larger percentage of African-Americans in the city are out of work, compared to other demographic groups. Penn National Gaming's proposal for a resort casino on Packer Avenue near the Sports District will provide 2,000 medium-term construction jobs and over 1,100 permanent, long-term jobs. The company has pledged to partner with local organizations such as ours by holding vendor fairs and mentoring programs to ensure Philadelphia neighborhoods directly benefit from the project's development.

I am confident these are not empty promises, based on Penn's track record. The company seeks to support minority, women-owned, and disadvantaged businesses in a manner that is reflective of the regions in which they operate. Currently, thirty-one percent of Penn National's workforce are minorities, with African-Americans making up 50% of the minority workforce. In addition, recent Penn projects have created nearly 4,000 jobs, all of which have at least a 29%

minority participation rate. Their efforts in minority business practices have earned national recognition and numerous accolades.

Penn accomplished these goals by repeatedly establishing advisory groups of minority leaders where they operate, such as NAACP, Urban League, and of course, the African-American Chambers of Commerce. This type of outreach demonstrates Penn's commitment to utilize the existing monetary, intellectual, and human capital in local communities, as their facilities become operational.

Another striking component of the Penn plan is their detailed commitment to using a significant portion of the casino earnings to fund city needs. The company has promised that two-thirds of the cash flow from the Hollywood Casino will be directed to a non-profit, designated to fund education and city pensions. The city should welcome this pledge of assistance.

I am confident in Penn National as a casino operator in this City. I am confident in their commitment to the African-American community, as they have already made the effort to reach out to organizations such as ours to begin working together. This seemingly simple gesture goes a long way in showing us the commitment they have to our business community, and the community overall.

These are the types of developer the African-American community wants to see get this next license.

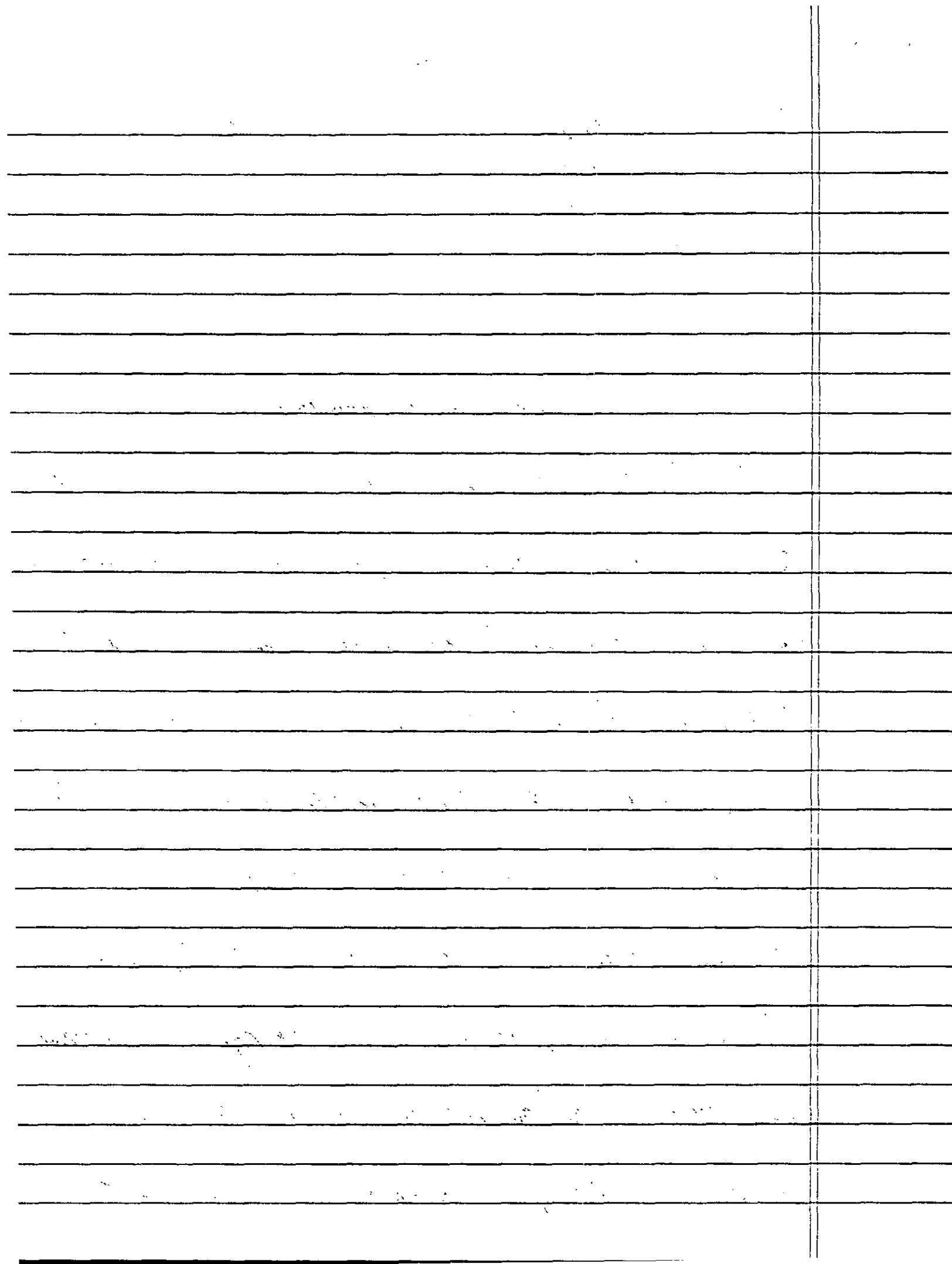
In closing, I'd like to thank you again for this opportunity to speak on behalf of the African-American community. Ours is an important voice in this process and we appreciate the chance to be heard.

Mr. WILLIAM H. Ryan, Jr.  
Chairman, Penna. Gaming Control Board  
P.O. Box 69060  
Harrisburg, PA 17106

9-24-2013

Dear Sir:

Your board is currently holding hearings in PHILA. possibly leading to the issuing of a second gaming license for this city. I respectfully request that your board deny every bid for a license. There is no debate, Sir, that justifies the granting of a license without considering the mind-boggling TRAFFIC PROBLEMS, THE SOCIAL AND ECONOMIC DECAY THAT THE EXISTENCE OF A CASINO ENTAILS, AND THE WRECKAGE IS PERMANENT. More than 30 yrs. of Casinos have ruined Atlantic City and the end result is the same

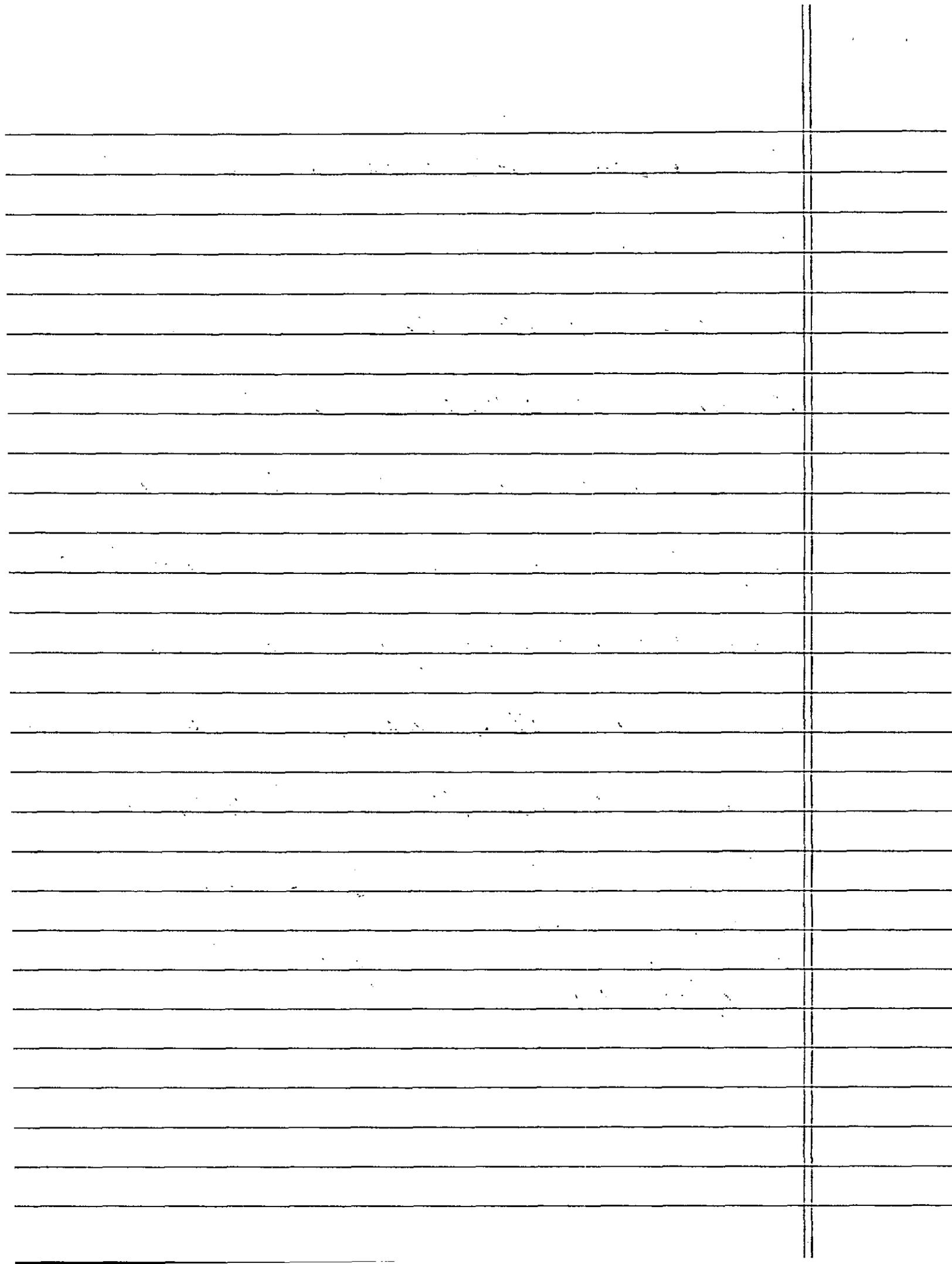


2

For many other Cities. In two weeks I will be  
93, I AM STILL INTERESTED, STILL ACTIVE AND  
engaged in Helping America. I chose, I'm  
ASKING you and the Board to give this letter  
The benefit of your concerns. Casinos in no  
WAY, SHAPE OR FORM HELP THE ECONOMY. IT IS  
TIME TO FACE THE FACTS, NOT SOME PLEASING ARGU-  
UMENT PUT FORTH BY SOME HIGH POWERED PEOPLE  
RELATIONS BUSINESS. Do the right thing, Jim

FERRARI LEVIN  
2601 Walnut St  
APT. 5-106  
PHILA, PA, 19114

Sincerely,  
Ferrari Levin



## Philadelphia Category 2 Written Comment

Name: M Johnson

State: PA

County: Philadelphia

Registration ID: 4063 Submission ID: 3823

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I oppose building a second casino in Philadelphia. The first casino has not brought any overwhelming economic benefit to the city. The jobs in the casino are low paying. The patrons are frequently people who really cannot afford to lose money at a casino. If they spend their money here, they are not spending it in a place that would benefit local businesses because the money goes to casino owners. The market for casinos is saturated. If you look at Atlantic City, which has had gambling for a long time, you will see that there is no positive long term economic development in the city and over building of casinos just leads to bankruptcy. I find no reason to build another casino anywhere in Philadelphia.

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Submitted: 4/7/2013 11:09:19 AM | speaking for choices: " Casino Gaming in General

## Philadelphia Category 2 Written Comment

Name: steven leshner

State: pa

County: philadelphia

Registration ID: 4064 Submission ID: 3824

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My understanding is that gaming in Pennsylvania benefits the state to a much greater extent than the City of Philadelphia. The City of Philadelphia does not benefit from gaming to the extent that the social and environmental costs exceed any cumulative benefit the city might derive. My experience with Sugar House is that this is a travesty. Smoking is permitted and this creates an awful experience. The culture of gamblers resembles the desperate and poorest segment of society that can least afford to gamble either for recreation or entertainment. The prospect of winning is an illusion that may benefit a select few, however the posted wins for various casinos demonstrate that a vast number of gamblers lose. As a recreational gambler, I sense that it is not as much fun as other venues available in Philadelphia. The city has an abundance of cultural activities to offer including historical, architectural, artistic, museum, theatrical, sports represented by 4 playoff caliber teams, creative, recreational and ethnic events. Gaming is capable of detracting from the city's positive influences. Let's be honest: Gaming is supported by a wealthy collaboration of developers to give a fraction of the proceeds to the state, and a smaller portion to the city in relation the potential to pocket money from people who can least afford to gamble. Supporting social vices is not new. However, having the ability to legislate controls and organize constructive delivery to support the demand for gaming is a civic responsibility. I do not feel that additional gaming should be permitted in Philadelphia and especially not as a redevelopment project for North Broad Street, Market Street or the riverfront. Gaming will not lower my taxes, fix the schools, or provide a foundation to raise the tax base in Philadelphia. Other than a few hundred jobs, there is not enough evidence to suggest that the average citizen will benefit from a gaming initiative that will cost many participants more than they can afford to play.

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**Title: Demographic and Geographic Composition of the Philadelphia Building Trades**

**Author: Kevin C. Gillen, PhD**

**Date: April 2008**

**Objective: *To provide statistics on the geographic and demographic composition of construction jobs in Philadelphia.***

**Motivation:** Recent public discussion has focused on the perception that jobs on large-scale construction projects in Philadelphia may not be representative of the city's residents. The issue arose in December of 2007 in City Council hearings over minority hiring for the planned expansion of the Pennsylvania Convention Center. Councilman Clarke repeatedly questioned Philadelphia Building and Construction Trades Council's business manager, Pat Gillespie, on the ethnic composition of its membership. Frustrated by Mr. Gillespie's evasiveness on the issue, Council declared the expansion project open to nonunion contractors and workers. As Councilwoman Marian Tasco declared, "We've been doing this for years - round and round and round and round. We ask all the time what is the membership of the trades, and we never get an answer."<sup>1</sup>

Subsequent to that event--which is unprecedented in a large union city like Philadelphia--the local media began to focus increasing attention on the makeup of the trades' membership. In January, Inquirer columnist Tom Ferrick published two columns that were critical of the trades' perceived exclusiveness. In a column dated January 20<sup>th</sup>, Ferrick questioned why "in a city that is 60 percent black, Latino and Asian, 87 percent of these choice jobs were going to go to white guys."<sup>2</sup> By February, Philadelphia Magazine published a lengthy article calling Philadelphia "The Last Union Town, in which the author charged that "The city has long been held economic hostage by trade unions that overcharge for everything from building skyscrapers to screwing in light bulbs at the Convention Center."<sup>3</sup>

**Data:** In order to ascertain the extent to which these perceptions about the Philadelphia building trades are true or not, we obtained data on all construction projects receiving public funds in Philadelphia. This data was obtained via a Freedom of Information Act inquiry to the City's Office of Housing and Community Development. All construction projects receiving any city, state or federal funding are required to collect information on each worker's home address, gender, race and job title. The data spans the years 2004 through 2007, and covers 47 specific projects in the city. Since all significant construction projects in Philadelphia employ union labor working under a collective bargaining agreement, it is essentially guaranteed that 99% of the jobs in this data are filled by union trades.

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<sup>1</sup> Philadelphia Inquirer, "Opening doors to nonunion workers," Jeff Shield and Marcia Gelbart, 12/7/07

<sup>2</sup> Philadelphia Inquirer, "City political climate is changing on union hiring," Tom Ferrick Jr., 1/20/08

<sup>3</sup> Philadelphia Magazine, "The Last Union Town," Matthew Teague, February 2008

However, an important caveat is that the data does not cover projects which are 100% privately funded (Cira and Comcast being two notable ones). Since a variety of laws, regulations and political forces that affect public funding for development promote diversity and equal opportunity in hiring for such projects, this data is likely to be more favorable to showing inclusionary outcomes than if private projects were included. Hence, we believe that, if anything, this sample of projects is likely to be biased in favor of showing greater diversity in the trades than if private projects were included in the dataset. So, while almost all jobs in this data are certain to be filled by union labor, the allocation of jobs to minorities may be somewhat larger than in projects which are funded privately.

There are a total of 12,466 records in the data. Each one represents a specific job<sup>4</sup> at a specific project. Provided with each record was the name of the individual fulfilling the job, their home address, race (minority v. non-minority), gender, job title and the name of the project at which they were employed. Each record was geo-coded using their home address. Lastly, jobs were assigned to one of three classifications based upon their job description:

- "Laborer" if the job description was "laborer", "worker" or "helper".
- "Skilled Trade" if the job description described a specific skill; e.g. plumber, electrician, carpenter, mason, sheet metal worker, operating engineer, etc.
- "Management" if the job description included the words "foreman", "superintendent" or "supervisor"<sup>5</sup>.
- "Unknown" if the job description was limited to just "apprentice" or "journeyman" with no further information provided.

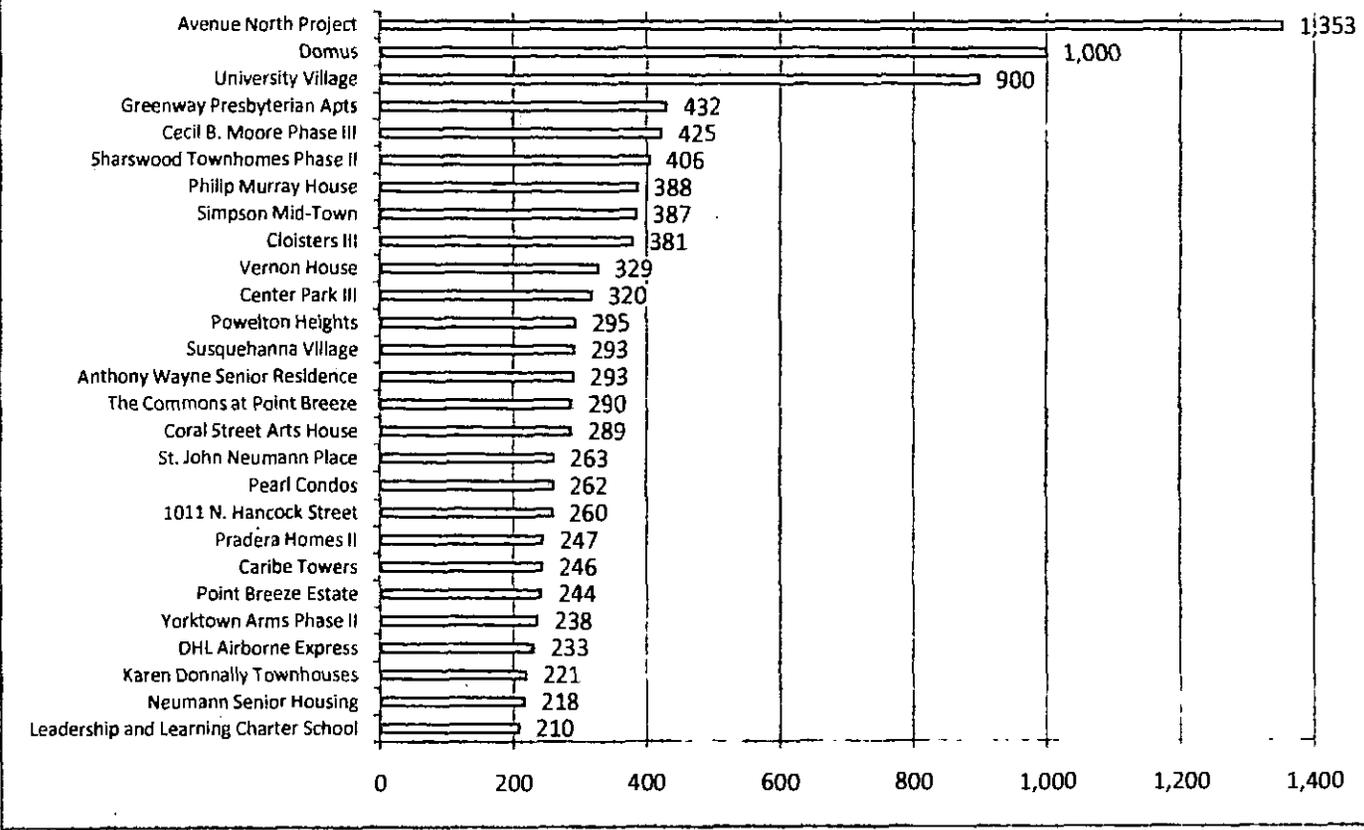
The following table shows the largest projects in the data (#workers>=200), ranking them according to the number of jobs employed on site:

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<sup>4</sup> Although each record is a person, we use the term "job" instead of "employee" because an individual may appear multiple times in the data. For example, one person can work on more than one job over the course of several years.

<sup>5</sup> Note: a skilled trade in which the description also indicated a supervisory position was assigned to management. For example, a "foreman carpenter" was assigned to "management" and not "skilled trade".

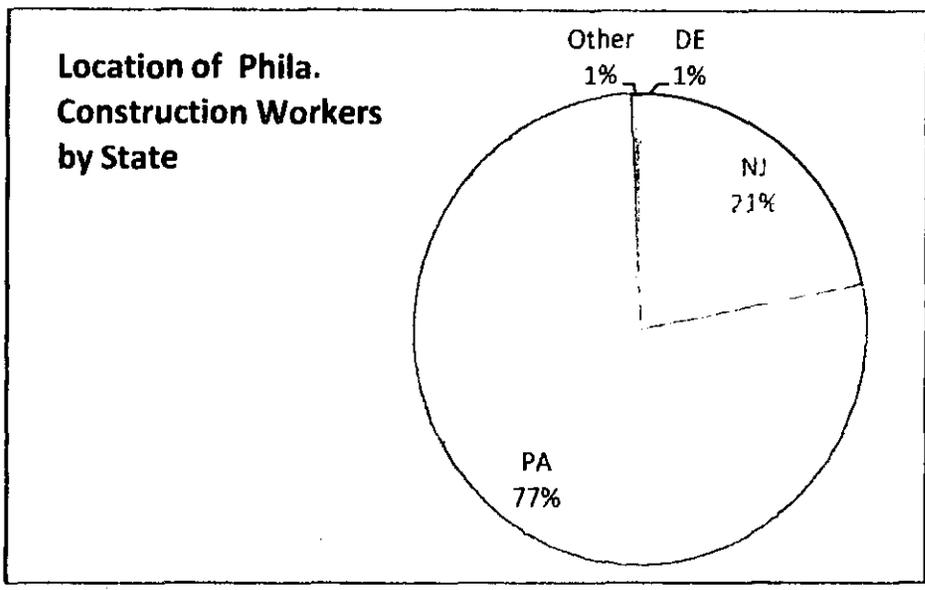
## Number of Construction Jobs by Project



A number of projects are recognizable to those who follow trends in local real estate development. The top three are Avenue North (1,353 jobs), Domus (1,000 jobs) and University Village (900 jobs). Notably, all three of these projects are University-related; one is at Penn and the other two are at Temple. Because Universities are one of the largest institutional promoters of diversity and inclusionary practices, this provides further support to the idea that this data should be more relatively favorable to inclusionary outcomes than if the data included privately-funded projects as well.

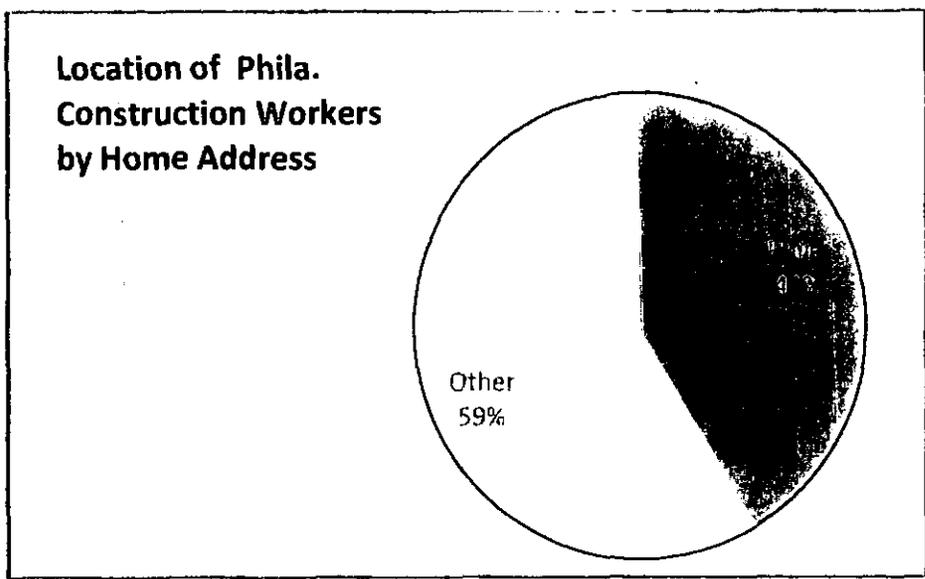
**Results:**

The first chart shows the composition of each worker's home state in the data:



77% of all jobs went to persons with a home address in Pennsylvania. New Jersey was second with 21%, while Delaware had only 1%.

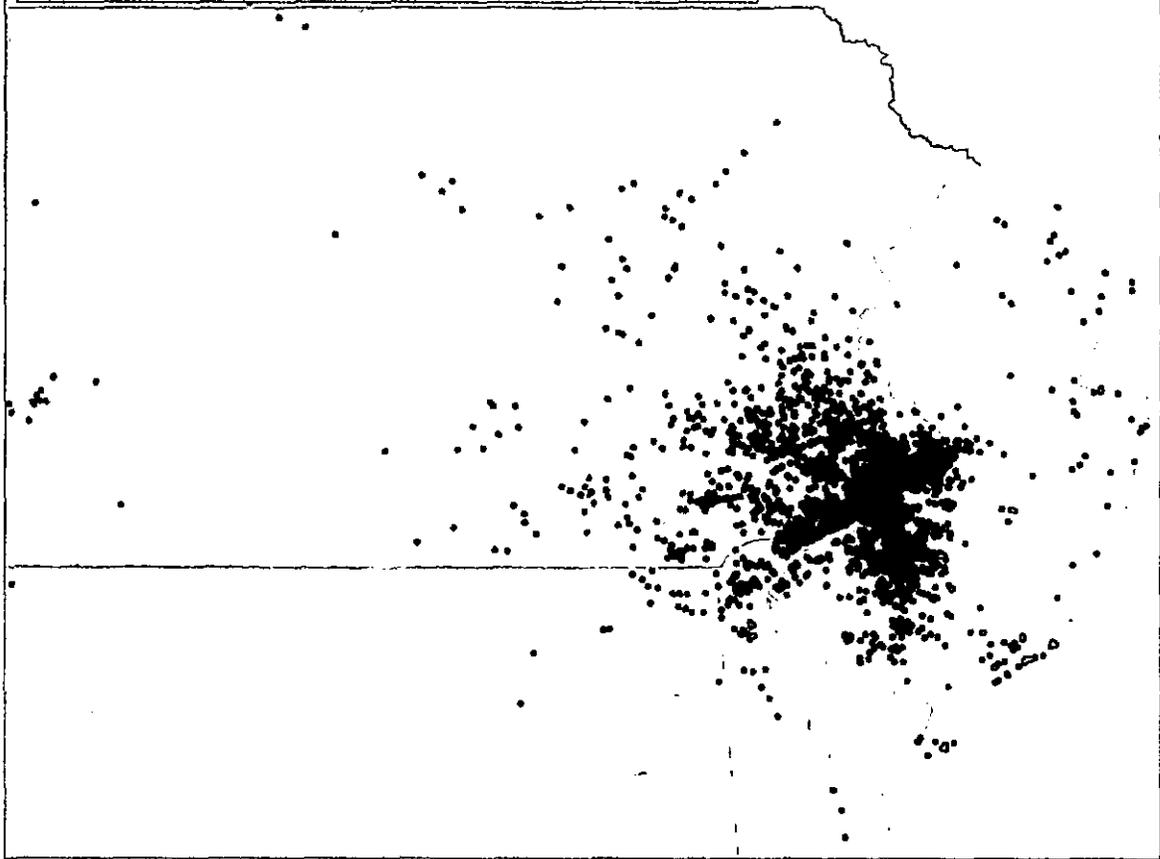
Next we examine by city. Here, anything that is not Philadelphia County is classified as "other":



41% of all construction jobs went to workers whose primary residence is in the city, while 59% went to persons who are not Philadelphia residents. Hence, while the construction industry's labor pool is overwhelmingly regionally located, this chart would support the perception that the majority of jobs go to non-residents of Philadelphia.

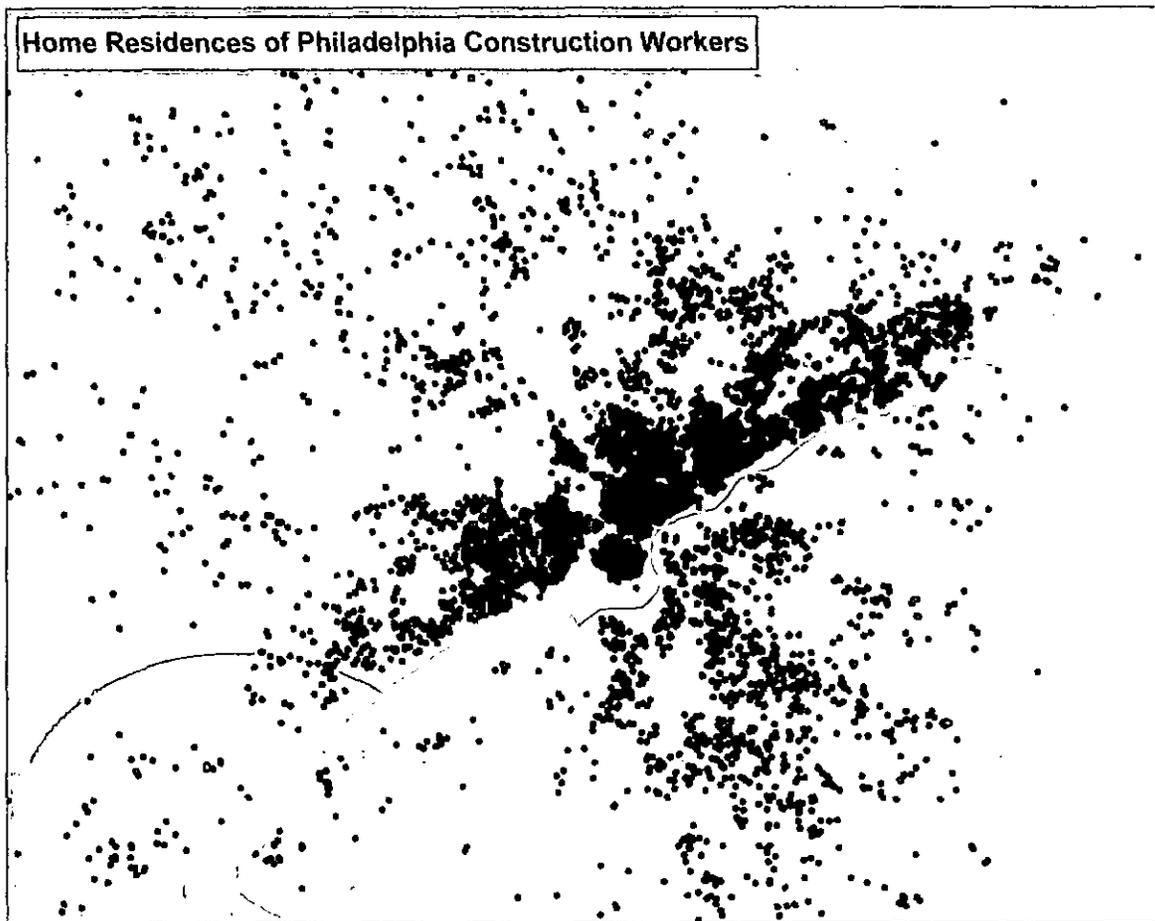
The following map shows the location of each worker's home residence in the tri-state area, represented by a black dot:

Home Residences of Philadelphia Construction Workers



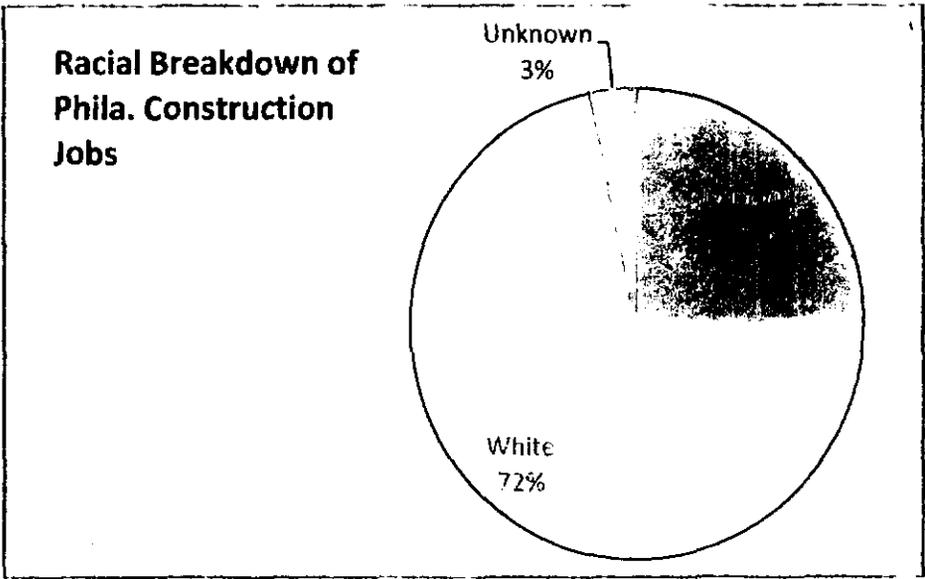
Perhaps surprisingly, the geographic distribution of workers may be somewhat larger than might be expected. A significant number of jobs were filled by people with home addresses in northern and central PA, northeastern Maryland, and even as far away as Missouri and Georgia.

Here is a closer look at the Philadelphia metro area:



Within the region, the greatest density of jobs is within the city and its inner-ring suburbs. Perhaps surprisingly, the geographic distribution of jobs within the city appears fairly uniform, and no particular area appears to be home to a disproportionate percentage of workers' residences.

Next, we examine the racial composition of the labor force. It is assumed that anyone classified as "minority" is non-white, and vice-versa.

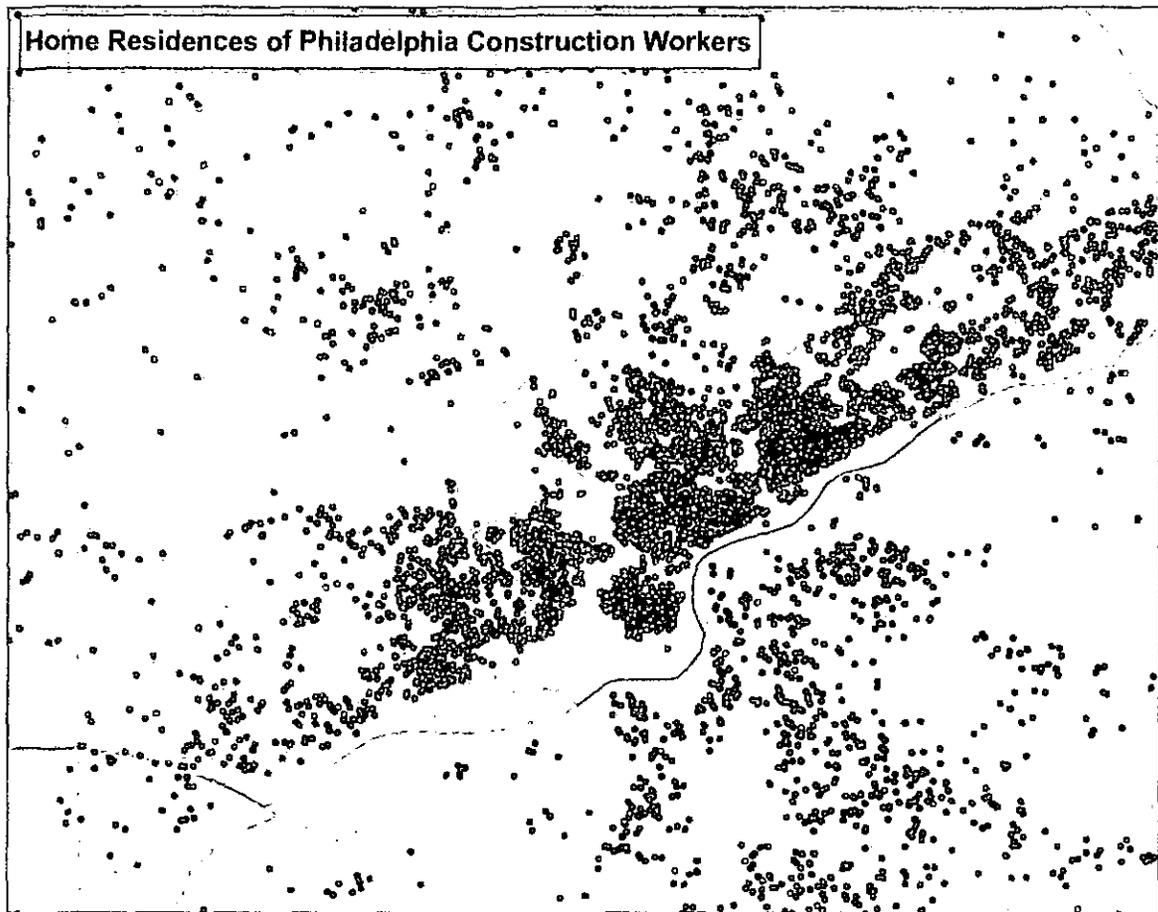


72% of all construction jobs in the data went to non-minority whites. Hence, in a city that is 58% minority<sup>6</sup>, this chart confirms the perception that the majority of jobs in the construction industry go to whites.

To further examine this result, we re-produce the map of home residences, color-coded by the occupant's race. Blue dots represent minorities, while red dots represent whites:

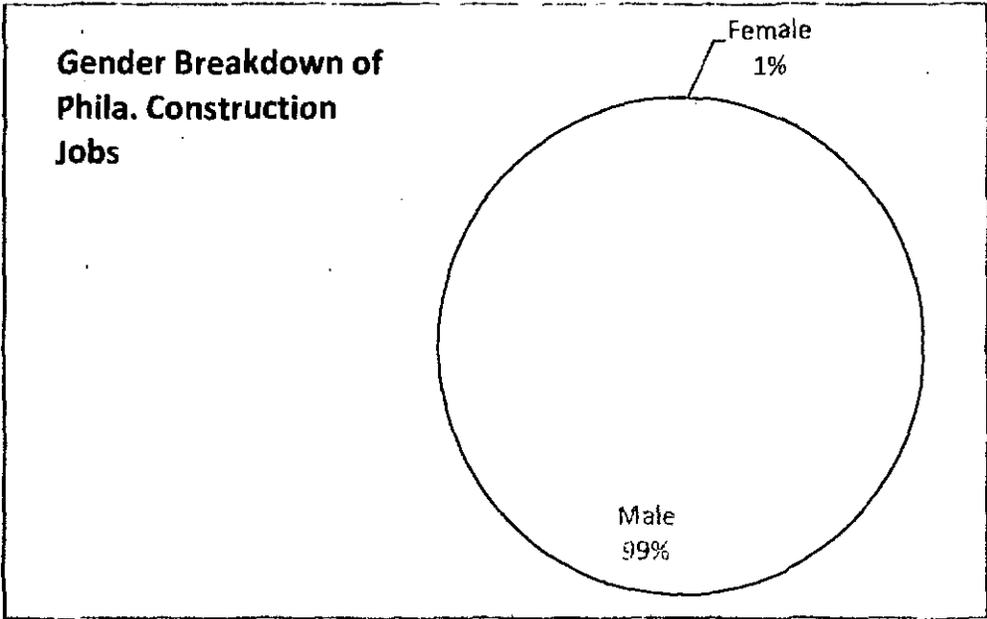
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<sup>6</sup> Source: U.S. Census



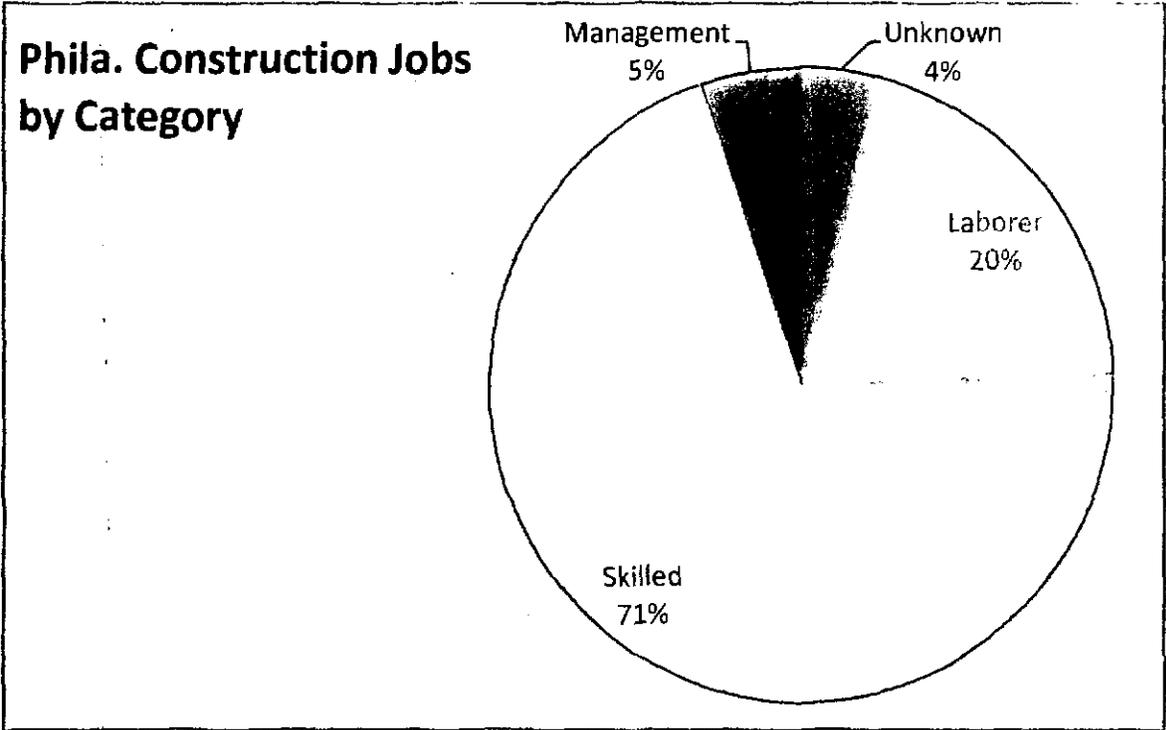
The map confirms that most minority workers live in Philadelphia. However, the geographic distribution within the city is not uniform. The most significant concentrations of minorities are in the (low-income) neighborhoods of West and North Philadelphia, while the whites disproportionately live in the (higher-income) neighborhoods of Northeast and Northwest Philadelphia.

Next we examine the breakdown by gender:



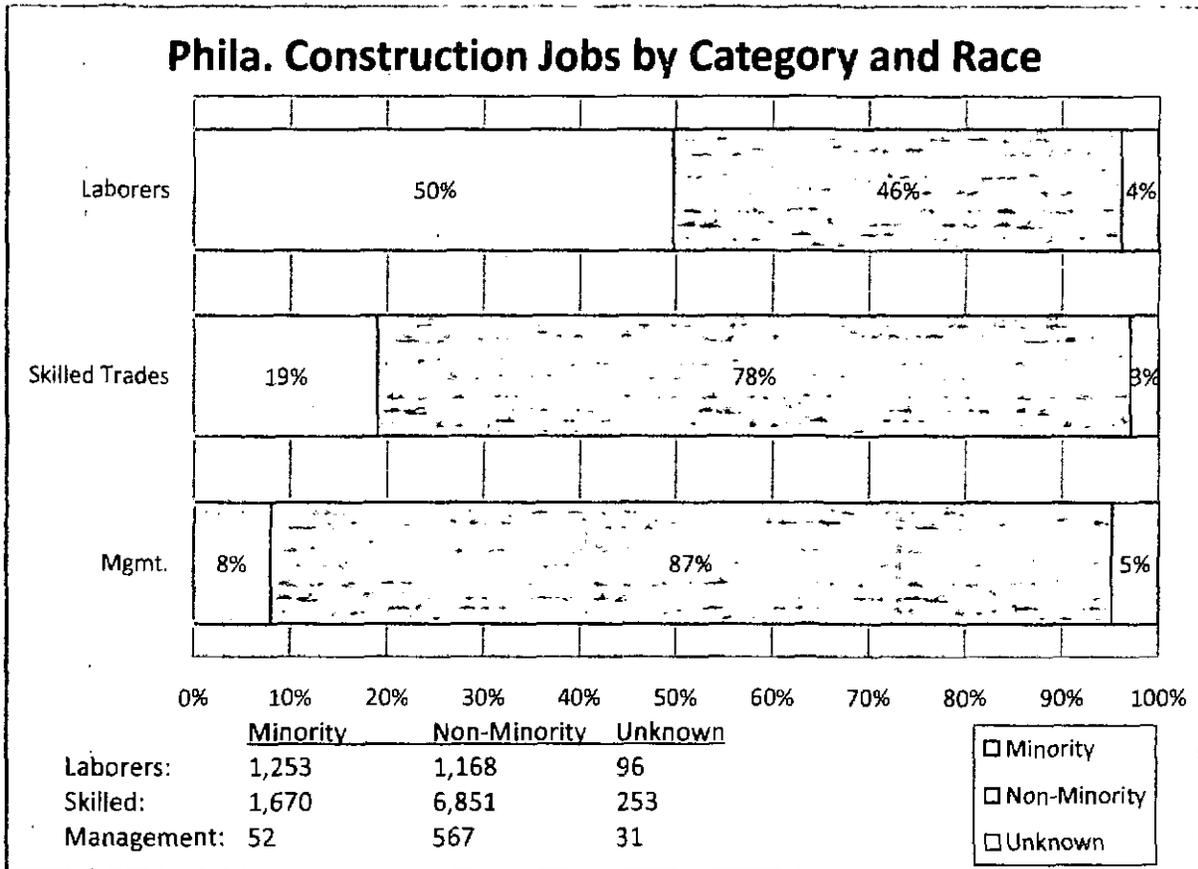
The trades are overwhelmingly male-dominated. While initial criticisms of the trades' perceived lack of diversity has focused on ethnicity, an increasing amount of attention is also being given to gender. This chart would certainly seem to support the notion that attention to greater balance may be merited.

Next, we examine the distribution of jobs by the categorization scheme described in the previous section:



The majority of jobs (71%) are filled by the specialists from the skilled trades. 20% of jobs are for general laborers, while 5% are managerial positions. However, although the majority of jobs may be filled by skilled tradesmen, laborers constitute the single biggest specific job description; (i.e. there are more laborers than plumbers, more laborers than carpenters, etc.)

Next we look at how job categories are broken down by the race of the person filling the job:



Of all the laborers' positions, the jobs are approximately distributed evenly between minorities and whites. 50% of all laborers' positions are filled by minorities, while 46% were filled by whites.

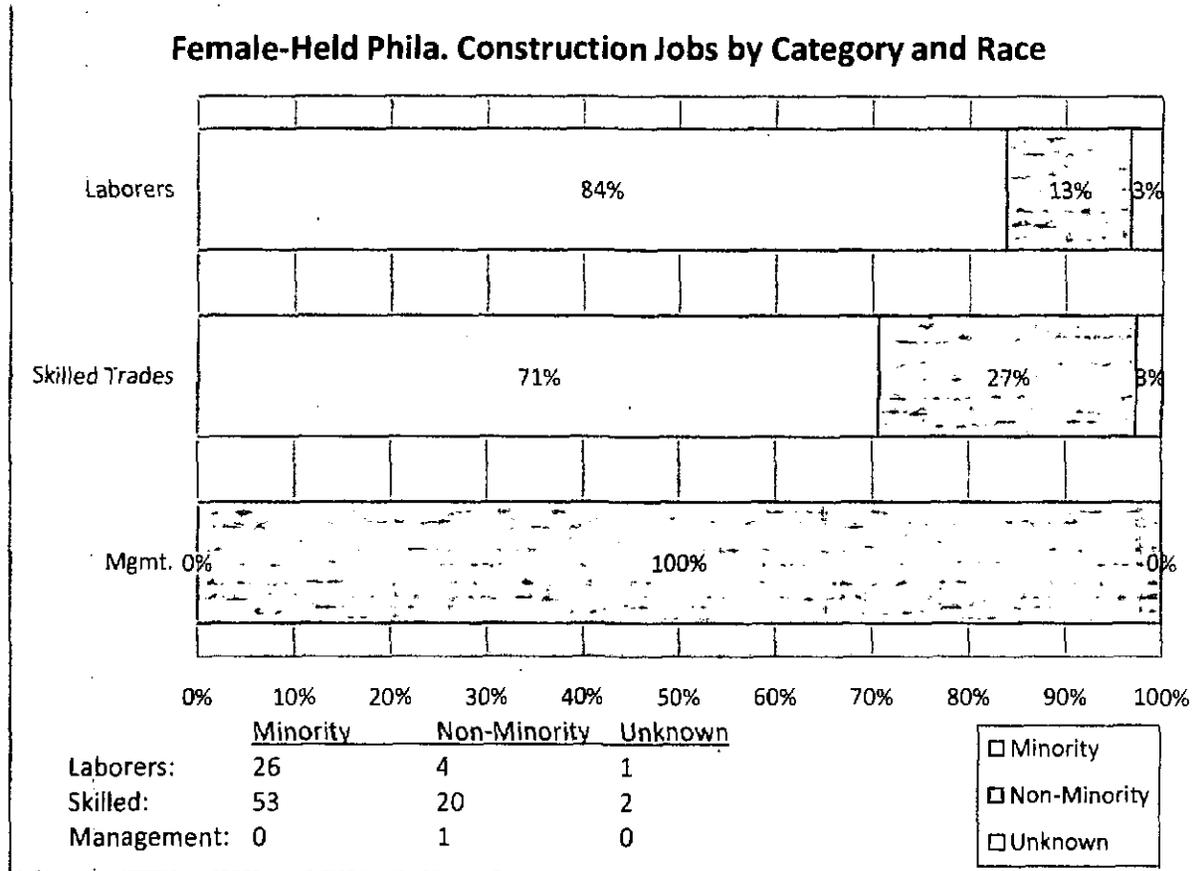
In the skilled trades, however, there is a sharp imbalance. Only 19% of all skilled positions are filled by minorities, while the other 78% are filled by whites.

The disparity is even more pronounced in management positions. Only 8% of all management positions are filled by minorities, while an overwhelming 87% are occupied by whites.

Approximately 3% of all records were missing a racial classification.

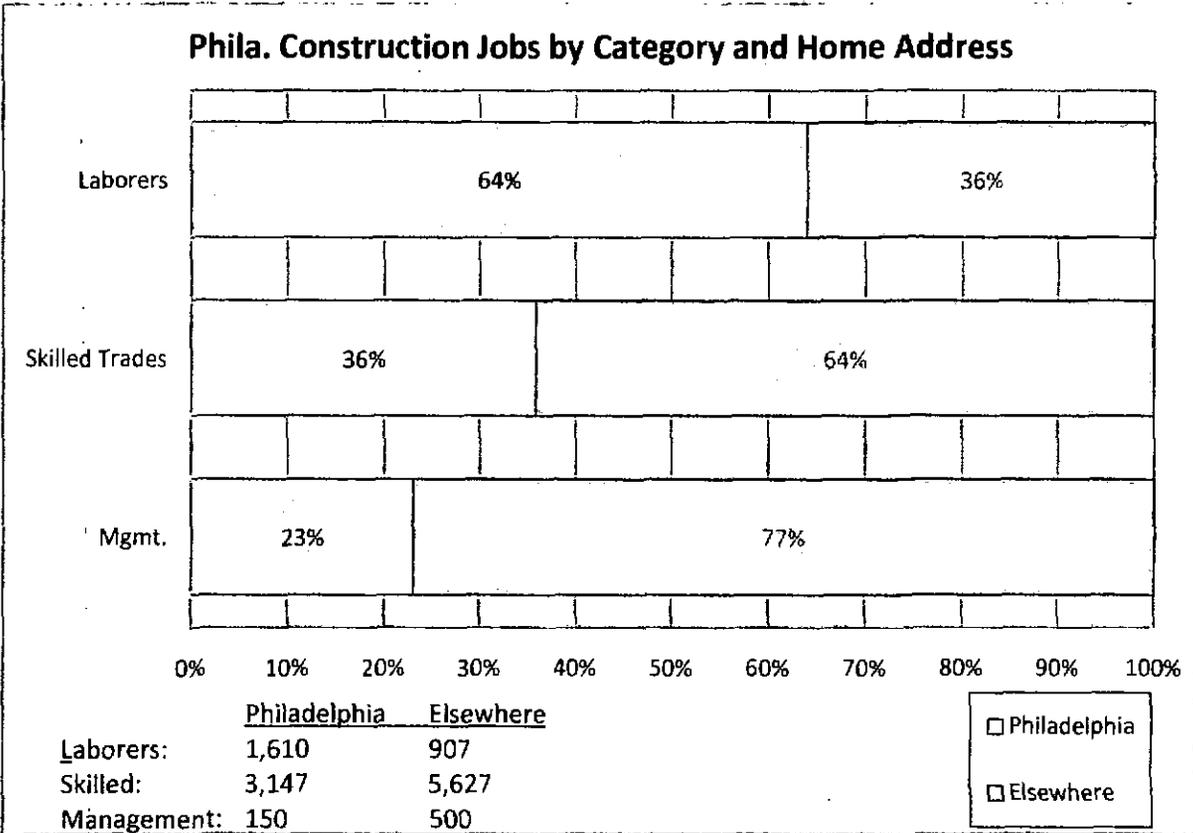
Thus, this data strongly supports the perception that the relatively higher-paying jobs in the skilled trades or management go to whites.

Next, we produce this same breakdown for only those jobs held by women.



Female-filled positions produce a more nuanced picture. While minorities dominate the laborers (84%), they also dominate the skilled trades (71%). Although whites may appear to dominate management positions as well, this is only based upon one data point. But, in general, there appears to be greater racial balance in the trades for those jobs occupied by women.

Lastly, we examine how race is correlated with location. The following chart indicates the home residence (Philadelphia v. not Philadelphia) for each of the three job categories. For ease of display, we drop observations with "unknown" values for any categories.



The majority of laborers (64%) lives in Philadelphia, while 36% list somewhere outside the city as their home address.

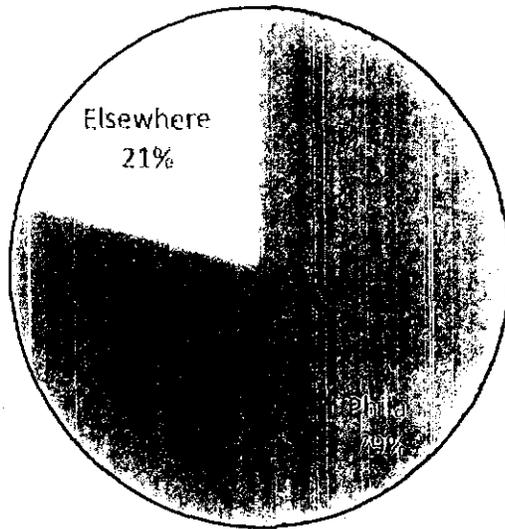
The exact opposite is true of the skilled trades. The majority of skilled tradesmen (64%) live outside the city, while only 36% live in Philadelphia.

And, this result is even more pronounced for managers, of which an overwhelming majority of 77% list a non-Philadelphia address as their primary residence. Only 23% of managers live in Philadelphia.

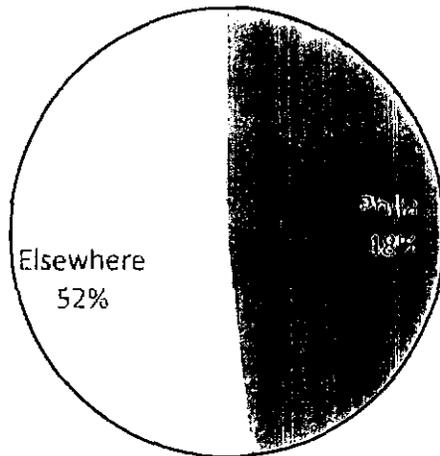
Thus, these results also strongly support the perception that the higher-paying skilled and managerial jobs are occupied by non-Philadelphians, while the lower-paying laborers' jobs are disproportionately relegated to city residents.

Lastly, we combine these results to compare race and home address by job category in the following sequence of pie charts:

### Home Addresses of Minority Laborers

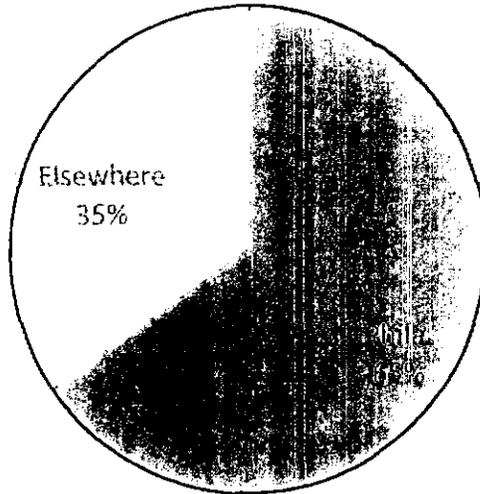


### Home Addresses of Non-Minority Laborers

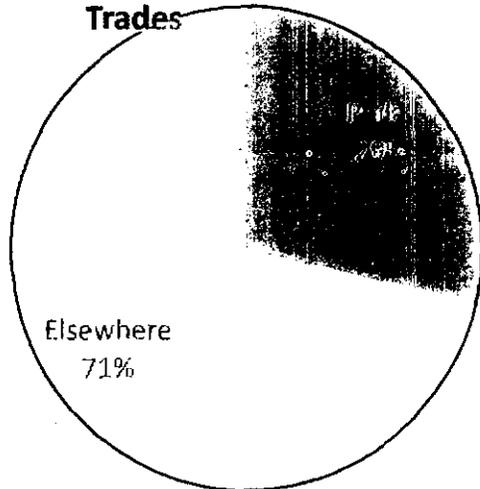


Of all minority laborers, the overwhelming majority live in Philadelphia (79%). For white laborers, the distribution is roughly balanced, with a slight minority (48%) living in the city.

### Home Addresses of Minority Skilled Trades

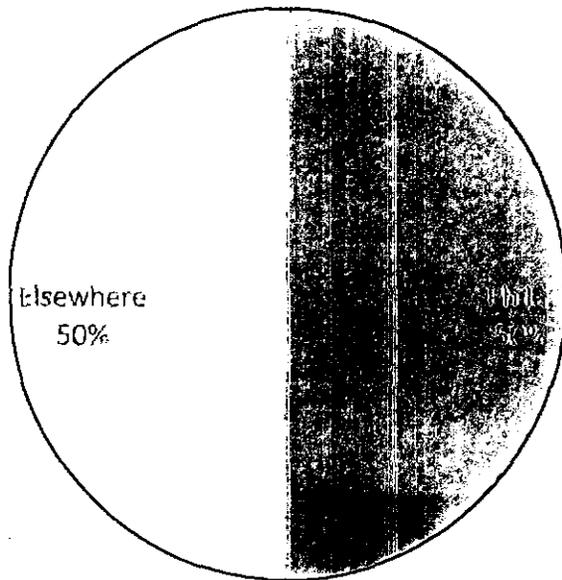


### Home Addresses of Non-Minority Skilled Trades

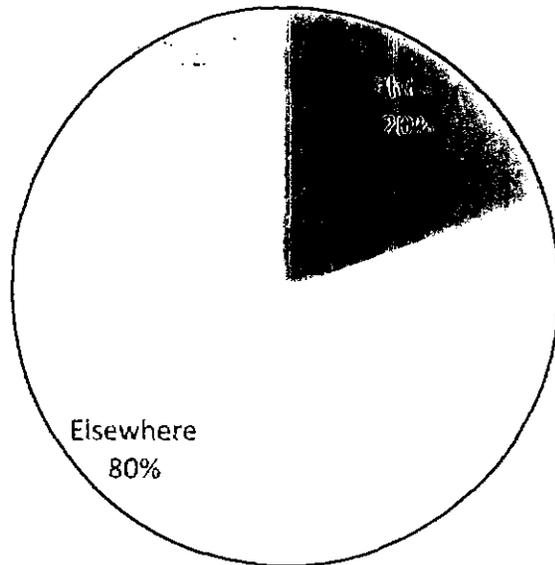


For minorities in the skilled trades, 65% list Philadelphia as their primary residence, while only 29% of whites in the skilled trades do likewise. This result is rather striking, since although most skilled trades choose to live outside the city, most *minority* skilled trades still elect to live in the Philadelphia.

### Home Addresses of Minority Managers



### Home Addresses of Non-Minority Managers



For minorities with managerial positions, the distribution is split 50/50, with half living in Philadelphia, and half living elsewhere. But for white managers, only 20% live in Philadelphia.

Across all categories of job classifications, a majority of non-whites live in Philadelphia. For whites, the opposite is true. The greater the skill and salary of a construction job, the greater is the likelihood the person is white and a non-Philadelphia resident.

### Summary

These results seem to confirm widely-held local perceptions about the building trades in Philadelphia:

- Most workers live outside Philadelphia.
- Of those that do live in Philadelphia, the majority are non-white minorities.
- The relatively higher-paying jobs of the skilled trades and management are dominated by whites.
- Even in the relatively higher-paying jobs held by minorities, the majority still live in the city.
- The more a construction job pays, the greater the probability it is held by a white male who does not live in Philadelphia.

If anything, this data represents the most favorable depiction of the geographic and demographic composition of the building trades in Philadelphia. A similar analysis done by Inquirer columnist Tom Ferrick reported that “80 percent are white and 70 percent live outside the city.”<sup>7</sup> In a recent Inquirer story describing a compromise reached about minority hiring for the Convention Center, the numbers provided by the unions themselves confirmed this distribution<sup>8</sup>. However, this report provides a more detailed breakdown of these numbers, as well as a more extensive breakdown by job category. We hope that this can help inform future public debate over the distribution of job opportunities in the construction sector in Philadelphia.

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<sup>7</sup> Philadelphia Inquirer, “Why the unions won’t share,” Tom Ferrick Jr., 1/06/08

<sup>8</sup> Philadelphia Inquirer, “‘Historic’ accord on unions, minorities,” Jeff Shields, 2/05/08

## Appendix 1: Raw Data

### Breakdown of Philadelphia Construction Jobs by Trade, Race and Home Address

Trade	Race	Home Loc.	# Jobs	Percent
Laborer	Minority	Elsewhere	262	2.1%
Laborer	Minority	Phila	991	7.9%
Laborer	Non-Minority	Elsewhere	606	4.9%
Laborer	Non-Minority	Phila	562	4.5%
Laborer	Unknown	Elsewhere	39	0.3%
Laborer	Unknown	Phila	57	0.5%
Skilled	Minority	Elsewhere	579	4.6%
Skilled	Minority	Phila	1,091	8.8%
Skilled	Non-Minority	Elsewhere	4,891	39.2%
Skilled	Non-Minority	Phila	1,960	15.7%
Skilled	Unknown	Elsewhere	157	1.3%
Skilled	Unknown	Phila	96	0.8%
Management	Minority	Elsewhere	22	0.2%
Management	Minority	Phila	30	0.2%
Management	Non-Minority	Elsewhere	456	3.7%
Management	Non-Minority	Phila	111	0.9%
Management	Unknown	Elsewhere	22	0.2%
Management	Unknown	Phila	9	0.1%
Unknown	Minority	Elsewhere	28	0.2%
Unknown	Minority	Phila	76	0.6%
Unknown	Non-Minority	Elsewhere	244	2.0%
Unknown	Non-Minority	Phila	149	1.2%
Unknown	Unknown	Elsewhere	16	0.1%
Unknown	Unknown	Phila	12	0.1%
<b>Totals</b>			<b>12,466</b>	<b>100.0%</b>

## Appendix Two: Media Coverage of the Issue

### Opening doors to nonunion workers

Accusing trade unions of standing in the way of minority hiring objectives, City Council yesterday declared the \$700 million Convention Center expansion open to nonunion contractors and workers - an unprecedented gesture in a city dominated by organized labor.

Citing the construction industry's repeated failures to meet minority hiring goals on public projects and the unions' refusal to disclose the racial makeup of their memberships, Council voted to amend the Convention Center's operating agreement to allow nonunion workers, to help increase minority participation.

Such a change would face final Council approval Thursday, and Gov. Rendell would have to agree to it.

Mayor-elect Michael Nutter appeared to support Council's action yesterday.

"Clearly, that amendment represents the frustration that many of us have felt in creating opportunities for African Americans and Latin Americans in terms of access to the construction trades and participating in all the tremendous construction activity in Philadelphia," said Nutter. "We must create a more diverse workforce in the construction industry in the city."

The very thought of allowing nonunion contractors on a major public works project in Philadelphia stunned longtime observers.

"Wow," said public relations executive A. Bruce Crawley, one of the city's leading critics of the union's efforts at hiring minorities. "Wow."

"This is very encouraging for African American contractors who would simply like not to be excluded from the work," he said.

Patrick Gillespie, business manager for the Philadelphia Building and Construction Trades Council, said such a requirement would endanger the project labor agreement the 42 local unions he represents are negotiating with the Convention Center Authority. Such agreements are common before major projects - they set the standards of work and pay, usually require union labor, and are meant to avoid job disruptions.

"I wouldn't enter into a deal where it would allow people to work nonunion. What's the point of that?" he said. "To lose the protection of collective bargaining?"

"People can amend things there [in Council], I guess, but they cannot amend our world."

Albert Mezzaroba, Convention Center president and CEO, said he thought approval of the agreement by Council should allow the project to move forward.

Gillespie's failure to produce statistics on the racial makeup of the council's unions - he also would not provide that information in 2003, when the stadiums for the Eagles and Phillies were being built - prompted Councilman Frank DiCicco to offer the amendment.

"With there being no movement from the building trades . . . they essentially left this Council no choice," said Councilman W. Wilson Goode Jr. "And thus begins an era ending the monopoly of the training and supply of construction labor."

It all began peacefully as Council members praised new and increased hiring goals for the Convention Center expansion - 50 percent of the jobs and contracts are to go to minorities and women. But Councilman Darrell L. Clarke and others said that while the city had progressed in awarding more contracts to minority-owned firms, the makeup of the construction trades continually frustrated goals for hiring individuals.

The hearing turned sour as Council members questioned Gillespie, pressing him for statistics, even taking an hour-long break and offering him use of the clerk's office to make phone calls. Gillespie told Council members he didn't know - and couldn't find out on short notice - the racial makeup of the council's 42 local unions.

"We've been doing this for years - round and round and round and round," said Councilwoman Marian Tasco. "We ask all the time what is the membership of the trades, and we never get an answer."

That's when DiCicco stepped in with an amendment to the operating agreement involving the city, state and authority that requires Council approval.

"It's been a long time coming," said DiCicco. "In the 12 years I've been here, nothing has really changed regarding minority hiring."

*DiCicco and Gillespie are both members of the Convention Center's board.*

Gillespie said he resented Council's insinuations, and said the building trades council did meet hiring goals consistently.

"Everything you've done here today is a canard," he told DiCicco. "There's some perception here that the building trades are entirely made up of white people."

Gillespie said about 300 of 400 apprentices taken from the Philadelphia School District were minority.

Tom Muldoon, president of the Philadelphia Convention and Visitors Bureau, told Council that six major events in 2010 had to be canceled because of delays. The expansion project has had repeated delays and is now supposed to be completed by early 2011.

"We're beginning to lose credibility," Muldoon said.

## Tom Ferrick Jr. | Why the unions won't share

**Data on their membership here show they are mainly white, male and suburban.**

When Pat Gillespie appeared before City Council last month, he said he did not know the number of minority workers who were members of the city's building-trade unions - the electricians, plumbers, carpenters, glaziers and others who have a virtual monopoly on construction jobs in town.

This was odd because, if anyone should know, Pat Gillespie should.

He is president of the Philadelphia Building Trades Council, the umbrella group that is the public face of the unions.

But here was his reply when asked to provide a demographic breakdown of the unions' memberships: "I don't know who has the data or whether it exists."

Well, the data exist and I have them.

One look reveals why Gillespie was so shy about sharing information.

Despite 30 years of talking about getting minorities and women into these well-paid union jobs, the crafts remain all-male, nearly all-white, and the majority live in the suburbs.

Of the alphabet soup of unions that make up the building trades, only one - the Laborers Union - has a majority of minority members: 54 percent, according to the data I analyzed.

And - no surprise here - laborers are on the bottom rung of the trades, the lowest-paid jobs in an industry where skilled workers can make \$40 an hour.

Set the laborers aside and what picture emerges of the other unions and their members?

To summarize: 80 percent are white and 70 percent live outside the city.

That's a problem in a majority minority city. And it's a political problem for city officials who have given the unions a de facto monopoly over construction in Philadelphia. Meanwhile, the unions they have protected for so long do little to help city residents get good-paying jobs.

Now you know why City Council members and Mayor-elect Michael Nutter talk about "economic apartheid."

There are exceptions, but for too many unions, the civil-rights era in America is still just a rumor.

I did not get any data from the unions. When it comes to detailed information on race and gender, their doors remain locked. I went through a side window.

Any construction job that gets city, state or federal money is required to keep information on the race, sex and home addresses of union members.

These reports are filed with the city's Office of Housing and Community Development (OHCD), which enforces federal guidelines that encourage the use of minority workers.

Acting on my Freedom of Information request, the OHCD handed over five years' worth of the data it had.

The data covered 73 projects - most of them large residential or commercial jobs - worth more than \$500 million combined and employing 10,480 workers, almost all of them union members.

I extracted the information on minorities and women from these OHCD files.

To be clear - this is a partial picture. OHCD does not keep data on the private construction projects that have gone up in the city the last five years; the Comcast Center and Cira Centre are two big examples. There is no requirement of minority hiring for these projects.

The \$500 million spent represents a relatively small slice of all money spent on new construction in the city between 2002 and 2007.

Also, OHCD pushes contractors who work on these government-subsidized projects to hire minorities. So the agency's data should show the unions in the best possible light.

Hmmm. Some light.

To review the OHCD data:

The overall average of minority workers among all trades - including laborers - was 26 percent. Of the minority members, 68 percent lived within the city. Among white members, 30 percent lived in the city.

A handful of job categories beat or matched the 26 percent average, including cement masons (30 percent) and drywall finishers and tapers (26 percent).

The trades other than laborers that had the highest minority participation were electricians at 25 percent, and operating engineers at 24 percent.

A number of trades fell below the overall average of 26 percent minority participation. The list includes roofers (20 percent), carpenters (19), ironworkers (17), sheetmetal workers (15), bricklayers (14), plumbers (12) and steamfitters (5).

A note here: The data list workers by their trades, not by their unions, some of which have locals for each specialty. Hourly rates for workers vary depending on their craft and experience.

The OHCD data cannot tell us reliably whether pay disparities exist among blacks, Hispanics and whites. But here is one indicator: One of the best-paid jobs is foreman. Of the 113 men listed as foremen on these projects, 102 were white - 90 percent.

As to women in the crafts, fughedaboutit. Of the 10,478 workers listed in this data, 109 were women. A touch over 1 percent.

(I wonder if they have signs posted outside union halls - à la *Spanky and Our Gang* - saying, "No Girls Allowed!")

Gillespie was called before Council because some Council members wanted a showdown over minority hiring at the city's next huge public project: the \$700 million expansion of the Convention Center.

The project will yield about 1,400 construction jobs. The original plan called for 13 percent to go to minorities.

Council members threatened to open the Convention Center project to nonunion workers unless the number was higher. The goal they set was 50 percent.

With the exception of small projects, using nonunion construction workers is taboo in Philadelphia. The unions' allies in the Democratic Party rigidly enforce Philly's status as a union-only town.

It sets up this dilemma for black and Hispanic workers: To get well-paying construction jobs, they must be union members. Yet, traditionally, the door to union membership has been closed. As Nutter said: economic apartheid.

I can also see the dilemma faced by unions' leaders. The membership that elected them is mostly white. The crafts have a *strong tradition* of "legacy" candidates - the OHCD list has lots of fathers and sons in the same craft. There is only so much work to go around. Do you open the doors wide to minorities, but end up with too many workers for too few jobs?

Because of these factors, the unions have been, um, incremental in their approach to integration.

Because they never share their data, we don't even know exactly how incremental.

Gillespie told me this week that the unions have had "inclusionary programs" for minorities since the 1980s. He pointed to a spate of recent minority recruitment by the Carpenters Union, the Cement Workers and the Electricians.

"There are a number of unions that still have to do things," he said. "And the Building Trades Council continues to encourage them to do it."

(A suggested motto for the council: *Now in our 30th year of encouraging them to do it!*)

To defuse the City Council threats over the Convention Center, he said, the building trades did agree to the 50 percent minority worker figure, as an "aspirational goal."

"I think our efforts are on the right track," Gillespie said.

My question to Gillespie was:

When are they going to reach the station?

## **Tom Ferrick Jr.: City political climate is changing on union hiring**

### **First, Goode breaks through. Then comes Mayor Nutter.**

Sometimes, you can go from heretic to hero in the blink of an eye. Consider the case of City Councilman W. Wilson Goode Jr.

The oh-so-serious Goode has been talking for years about economic opportunities for minorities or - more precisely - the lack thereof.

Included in his criticism were the city's building-trade unions, which boast high-paying jobs that go mostly to white guys.

Goode was the proverbial voice in the wilderness on this issue - until late last year, when the folks building the extension to the city's Convention Center unveiled a plan that called for minorities to get - tah dah! - 13 percent of the estimated 1,400 jobs it would take to build the \$700 million project.

To put it another way, in a city that is 60 percent black, Latino and Asian, 87 percent of these choice jobs were going to go to white guys. Hmm.

In response, Goode helped round up enough Council members to lay down a threat to the Building Trades Council, the umbrella group that represents the area's construction unions:

Either increase minority representation on this job, Council said, or we will open it up to nonunion workers.

This is where the heresy part comes in. As I have reported before, Philadelphia is mostly a closed shop when it comes to construction jobs.

Usually, the Democratic apparatus works hand-in-glove with the unions to keep it that way, even though there is no legal restriction against open-shop work in construction.

Even talking about allowing nonunion work was considered taboo, let alone acting on it.

As Goode put it, the Building Trades Council "had been questioned before, but never challenged."

This time, the gloves came off.

The backstory here is that many Council members were already miffed at the Building Trades Council.

The threat to open up the Convention Center project was, in part, payback for the unions' refusal to endorse most of the Democratic Council incumbents in the May primary.

The unions, which favor new casinos in the city because of the construction jobs they will bring, were angry at Council for working to delay these projects.

That is one change in the political climate. The other was the election of Michael Nutter as mayor.

The Building Trades Council had a good and loyal friend in John Street when he was mayor. As mayor, Street would not countenance such anti-building-trades talk. Nutter was a different matter. In fact, he joined Council in urging an end to what he called "economic apartheid" when it came to these jobs.

Once you subtract the laborers - the only construction union that has a majority of minority members - the rest of the crafts are 99 percent male, 80 percent white and 70 percent suburban.

Now, contrast this with the small number of nonunion construction jobs in the city, where 72 percent of the workers are minorities and 71 percent of them live in the city.

These data on union and nonunion projects were collected by the Office of Housing and Community Development and represent a \$550 million slice of the total construction done in the city in the last five years.

In the showdown with Council, the unions blinked. They agreed to a goal of 50 percent minority participation in the Convention Center project.

"It was a matter of making sure that at least we held our ground in terms of trying to fight for fair contracting," Goode said of Council's stand.

He said Council had planned to make the same demands on other public projects in the future.

Of course, there's a problem with playing the open-shop card. How often can you do it before everyone realizes it is a bluff and you have no intention of acting on it?

My sense of realpolitik tells me the Democratic apparatus isn't ready to declare war on the unions. And that is what an open-shop declaration would be.

But once you speak a heresy, it enters into the slipstream of public discussion. People begin to ask their own questions, such as:

Why are we so rigid on keeping projects closed-shop when the rest of the region is open-shop? Doesn't it put the city at a competitive disadvantage, given that union wages are 15 percent to 30 percent higher?

Wouldn't it help the city to have some projects - such as private and public housing - be open-shop and, therefore, more affordable and doable?

How can the city's ruling party support and sustain a closed-shop system when it is so exclusionary when it comes to race?

No one has answers to those questions, at least not now. But Goode and Council have raised them. And it is time for the unions to provide answers that are more than lip service.

As Goode put it: "We have come beyond a wink and a smile."

# The Last Union Town

**The city has long been held economic hostage by trade unions that overcharge for everything from building skyscrapers to screwing in light bulbs at the Convention Center. Can a reform-minded mayor and a surprisingly feisty City Council stop them?**

**By Matthew Teague**

Page 1 of 11

**Frank Keel** recently placed an enormous hand on a hallway wall in City Hall. The broad-shouldered spokesman for Philadelphia's electricians union grimaced, and literally leaned on the corridors of power.

"We'll be all right," he said.

Inside its chambers, City Council considered what might at first seem like just another bit of legislative drudgery: whether to allow non-union workers to bid for jobs at the new Convention Center expansion. But everything that led up to that moment — and much that followed — signals a turbulent time for unions, and so likewise for the City of Philadelphia.

In the hallway, Keel shook his head, incredulous at the very idea. "We expect to see this — this problematic amendment about non-union workers — removed," he said.

A few days earlier, a couple of blocks away, the same electricians union had been outbid for a job repairing a bit of wiring at the Five Guys burger joint. The electricians are headed by John Dougherty, one of the city's most vocal and visible union leaders, who has a reputation for rough tactics when it comes to union business. The union — Local 98 — sent picketers who insinuated that the restaurant was unclean due to a vermin infestation. The restaurant manager posted a small bill on the storefront, titled, "What is Really Happening Outside?" It said there were no vermin anywhere inside and never had been; also: "We are being picketed by members of the electrical workers' union (Local 98) because they are upset that a Local 98 subcontractor didn't win a contract. ... The Local 98 bid was three times higher than the bid by the winning subcontractor."

The Convention Center expansion is worth \$700 million. Allowing lower bids from non-union contractors could cost the unions vast sums, entire horizons of money. When Local 98 was outbid for a job wiring up a burger joint, it sent troops with signs and rumors to try and shut down the business. Now, facing the loss of this — the single largest expenditure in the history of the state — the union sent Frank Keel.

He's a massive man with a rumbling manner, and he moved through the gilded passageways of City Hall like a Sherman tank through a field of tulips. He's John Dougherty's mouthpiece, brash and warm at the same time. In his gray suit and kelly green tie, he looked like a distillation of the history of Philadelphia trade unionism poured into the vessel of one man: big and Irish, with long arms and a loud voice.

The "problematic" piece of legislation stemmed from a push by City Council for more racial balance in the trade unions, following a series of stunning revelations in previous weeks.

The prospect of non-union competition sent a tremor through unions across the city. The maneuvers by City Council had joined a confluence of social, financial and political circumstances that together offer one of the biggest challenges to Philadelphia's unions in the past two centuries.

On the day Council deliberated on the idea, 400 people packed into Council chambers at City Hall, stuffed into rows of creaking wooden chairs and peering down from the balcony.

Among them sat Frank the Tank, looking well-rested and prepared for a siege.

Continued: [http://www.phillymag.com/articles/the\\_last\\_union\\_town/](http://www.phillymag.com/articles/the_last_union_town/)

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## 'Historic' accord on unions, minorities

City Council cleared the way yesterday for the \$700 million expansion of the Convention Center by a "historic" compromise with the building trades unions over increasing the number of minorities in their ranks.

Under the agreement, reached after a day of negotiations, the unions for the first time disclosed their demographics and pledged to pursue Council's goals for the makeup of the workers who will build the two-year construction project: 50 percent of the workers have to live in the city, and 25 percent must be African American, 10 percent Hispanic American, 5 percent Asian American, and 10 percent women.

The unions also agreed to work on long-term diversity plans with a commission Mayor Nutter established yesterday. Critics wanted the unions to have those plans ready now, but Council agreed to allow the unions to report quarterly to the Mayor's Advisory Commission on Construction Industry Diversity, and to subject them to "remedial actions" approved by Council if they failed to meet goals. The mayor will appoint the 15-member board.

The resolutions passed yesterday cleared the way for the city to sign a joint operating agreement with the state and the Convention Center Authority, and allows the Philadelphia Building and Construction Trades Council to sign a labor agreement with the authority and contractors to guarantee labor peace on the project.

"All the obstacles are out of the way," Convention Center Authority Chairman Thomas "Buck" Riley said last night. "This was the last big piece."

Bids could go out within the next few weeks, Riley said. The center is supposed to be completed by late 2010.

Council and Nutter, who chose the state's largest-ever public-works project to take a stand on minority hiring in the city construction industry, declared victory with the agreement, although four of the 15 building trades unions did not sign on.

"This is a historic moment in the city," Nutter said, citing the unions' actions. "Nothing like this has ever happened."

Councilman Darrell L. Clarke acknowledged that he and his colleagues were not totally satisfied with the long-term goals outlined, to greater or lesser degrees, by each union.

But the unions' show of good faith in issuing their minority statistics and committing to report to the mayor's committee "demonstrates to me that they are willing to address the problem," Clarke said.

Council has long sparred with the unions on access to jobs for city residents, particularly minorities.

Numbers provided by 12 unions yesterday bore out what was reported in an Inquirer analysis - that about 80 percent of the regional construction union workforce is white, and about 70 percent lives outside the city.

According to figures compiled from Council, the total percentage of African American building trades workers was 13.8 percent; Hispanic, 4.9 percent; Asian, 0.2 percent; and women, 1.5 percent.

Removing Laborers International Union of North America Local 332 - which has by far the highest minority population at 83 percent - puts those figures at 89 percent white, 5.7 percent African-American, 3.3 percent Hispanic, and 0.5 percent women, with the figure for Asians remaining unchanged.

Patrick Gillespie, business manager of the building trades, said some unions have members who live as far away as the Eastern Shore and Northeastern Pennsylvania. Gillespie said he expected the mayor's commission to come up with a more realistic picture of the city's minority workforce with a demographic study, and to establish what improvements in the numbers need to be made.

Unclear last night was whether Council's action would satisfy Gov. Rendell, whose approval is critical, and what would happen to the four unions - the roofers, operating engineers, carpenters and electricians - that did not comply with Council's demands.

Rendell, who warned earlier in the day that the state would have to "blow the whistle" on the project if continued delays put it over budget, issued a measure of approval last night.

"We appreciate the step Council has taken to ensure diversity on the project, and we look forward to reviewing Council's action more thoroughly to ensure that it complies with our long-held position," Rendell spokesman Chuck Ardo said.

John J. Dougherty, business manager of the electricians union, said yesterday that he would cooperate with the commission but that he was "not about to be bullied by people who are not concerned about this issue."

Whether Dougherty will suffer any consequences is unclear.

Convention Center executive director Albert Mezzaroba said unions not in compliance would be notified that they would be barred from signing the Project Labor Agreement for the construction until they met Council's requirements.

But that does not necessarily mean they cannot work on the project.

"I don't know what happens after that," Riley said. Mezzaroba said he didn't know, either. Dougherty said he was "fine" with that sanction.

William H. Ryan, Jr., Chairman  
Pennsylvania Gaming Control Board  
303 Walnut St.  
2nd Floor, Strawberry Square  
Harrisburg, PA 17101

Dear Chairman Ryan & Members of the Board:

In awarding the City of Philadelphia its second casino, the question of jobs is paramount. Direct employment generated by the casino could be among the most enduring and important economic impacts on our city.

Yet the jobs model presented to the Board at the public hearing held September 24 failed to ask the questions that could lead to an informed analysis of which applicants are most likely to meet high standards with respect to job quality.

We don't really need more low-wage, dead-end service sector jobs in our local economy. What we need are jobs that allow residents to raise families, secure housing, and contribute to civic and economic life in our communities. But the Board's model seems designed to evaluate only the quantity of jobs promised by applicants, and not whether those jobs will actually raise employment standards or bring lasting benefits to residents and communities.

In many communities across the country, casino expansion has occurred in the context of strong partnerships between casino companies and the labor movement, resulting in good jobs, stable communities, and enduring economic development.

But that didn't happen in Philadelphia, at least not when the first license was awarded. Instead, leaders accepted Sugarhouse's jobs promises at face value and then failed to hold them accountable to a Philadelphia-friendly standard.

This shortsighted approach led to the following results:

- **Only half the promised jobs materialized:** Sugarhouse produced only half the non-table games jobs it promised at the 2006 Philadelphia casino proposal hearing – meaning 651 promised jobs never materialized.<sup>1</sup>
- **Fast-food style turnover:** Turnover was at least 36% for the first full year of data reported to Pennsylvania.<sup>2</sup> Sugarhouse stopped providing jobs data to the City in early 2011 after becoming aware that the data could become public.
- **Health care priced out of reach:** Nearly one in three Sugarhouse workers - 31% - were NOT enrolled in the casino health plan as of March 31, 2013.<sup>3</sup> Family health insurance costs workers

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<sup>1</sup> As of June 30, 2013. Transcript. Pennsylvania Gaming Control Board (PGCB) Public Input Hearings April 10, 2006. Page 36. Compared to PGCB 2013 Diversity Report, page 11. Excludes table games, illegal in 2006.

<sup>2</sup> PA Gaming Control Board FY2012 Diversity Report.

between \$4,717 (PPO, in-network) and \$5,323 (HMO) in premiums and deductibles.<sup>4</sup> Philadelphia doesn't need any more jobs that price family health insurance out of reach.

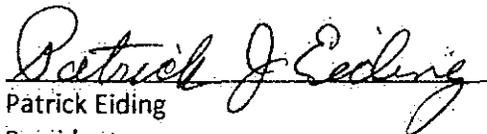
- **Broken promises on wages:** Sugarhouse CEO Greg Carlin promised "approximately \$40,000 per employee" in payroll and benefits in 2006.<sup>5</sup> Instead, annual wages for key jobs at Sugarhouse at the end of 2010 were:<sup>6</sup>
  - o \$20,800 (Janitorial)
  - o \$24,960 (Security)
  - o \$26,478 (Line Cook)

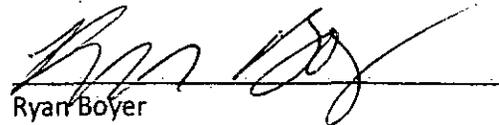
Philadelphia deserves better. When it comes to jobs, the Board should not just take applicants' word for it. Jobs promises should be evaluated in the context of an applicant's actual past history. For example, has the applicant created jobs with good wages and comprehensive benefits – including employer-paid healthcare and retirement plans? Has it kept turnover rates low, especially among service workers who make up the bulk of the workforce? And has it demonstrated fair employment practices and avoided wage-and-hour or discrimination complaints?

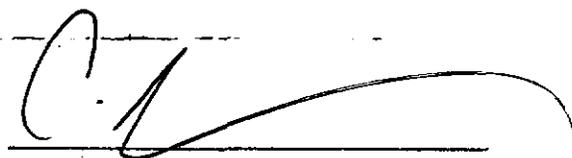
These are not academic questions – they are vital if the Board takes seriously its commitment to foster responsible casino development.

It is our goal to ensure applicants for Philadelphia's second casino do not get a free pass on these questions like Sugarhouse did. We would like to meet with the Board at the earliest opportunity to discuss these issues further.

Sincerely,

  
Patrick Eiding  
President  
Philadelphia Council AFL-CIO

  
Ryan Boyer  
Business Manager  
Laborers District Council

  
Bob McDevitt  
President  
UNITE HERE Local 54

<sup>3</sup> Sugarhouse Casino Phase IA Expansion Public Input Hearing presented to Pennsylvania Gaming Control Board, May 15, 2013. Eligibility depends on job classification: Sugarhouse employee handbook (2010), p.30.

<sup>4</sup> Sugarhouse Casino 2013 Employee Benefits Overview

<sup>5</sup> Transcript. Pennsylvania Gaming Control Board Public Input Hearings April 10, 2006. Page 36.

<sup>6</sup> Full-time at 2,080 annual hours. 04-RC-21742 (National Labor Relations Board).

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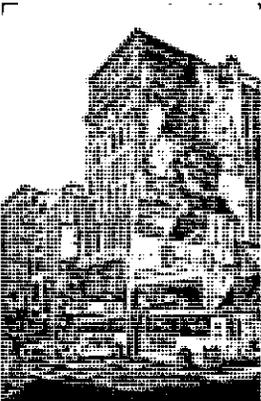
## remaking market east

TARA NURIN | TUESDAY, MAY 07, 2013

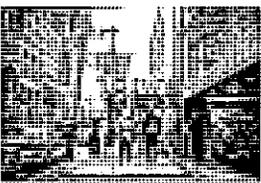


DAN O'BRIAN ON MARKET STREET

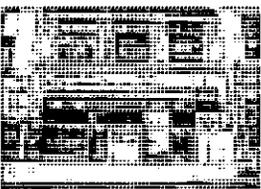
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Picture this: you fly into a new city for a conference. The just-expanded convention center is impressive, your premium hotel is just steps away and you rave about the lunch you ate at an adorable indoor market you discovered right between the two. But come nightfall, not everything in your adopted neighborhood seems so appealing. The streetscape seems a bit barren. You trip over a sidewalk vendor selling miniature turtles (turtles!). The same panhandler asks you four times for "train fare."

Would you take your family there for vacation?

These are actual complaints that Philadelphia's convention and hospitality leaders field from tourists to the Market East district. On the positive front, the \$786 million convention center expansion is luring visitors to the city, [Reading Terminal Market's](#) renovation is a draw, and renovations to Independence Hall and Dilworth Plaza anchor the Eastern stretch of Market Street.

Yet concierges in the district's eight hotels still hail cabs for tourists heading five blocks east to Old City and five blocks west to the Ben Franklin Parkway. If you're going to spend scores of money to lure

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Part detective, part hostage

negotiator, Project Rehab's Ryan Spak is reviving University City's abandoned properties, and saving taxpayer dollars in the process. The key is giving everyone — owners, city agencies, lenders and contractors -- a seat at the table.

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outsiders to the city, do you then have an obligation -- and an opportunity -- to make the atmosphere feel safe and lively even after their day ends? What can the city do to transform an area that serves as a regional transportation, business and shopping hub during the daylight hours into a space that appeals to both out-of-town tourists and savvy locals after dark? And, most importantly, can you do that without privileging certain kinds of people and activities (tourists, high-end retail) over the neighborhood's current residents and business owners?



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"Sometimes a visitor's first and last impression of Philadelphia is what's happening around the convention center," says Danielle Cohn, vice president of marketing and communications for the [Philadelphia Convention and Visitors Bureau](#) (PCVB), which calls Market East "Philadelphia's Main Street."

"Market East represents our entire city," she says. "If that street is doing well and thriving, that will certainly have a great spillover effect."

So the PCVB is pushing hard on an initiative it launched in conjunction with the [Center City District](#) (CCD), the city managing director's office, the [Greater Philadelphia Hotel Association](#) and others to turn Market East into an unofficial hospitality zone.



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The groups are holding joint meetings with police, homeless advocates, code enforcement and other social service departments and agencies to make sure that everyone knows who to call when a problem arises and that the problem gets handled appropriately, humanely and holistically.



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"We don't want to criminalize poverty," says Ed Grose, executive director of the Greater Philadelphia Hotel Association. "We're trying to make it easier for people who need help to get help ... (because) we're trying to make Market East a more welcoming place for our guests."

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The timing couldn't be more critical. Real estate watchers are waiting for the [Pennsylvania Real Estate Investment Trust](#) (PREIT) to announce a rumored upgrade to The Gallery mall's worn-out retail mix and a street-friendly redesign of its facade. In addition, SSH Real Estate hopes to finally start reconstruction of the long-awaited multi-story Girard Square retail and office building on the southern block of Market Street between 11th and 12th streets, and Marshall's has taken over the former Staples location half a block away. [The Goldenberg Group](#) is proposing a \$500 million entertainment complex at 8th and Market -- complete with casino, night club, concert venue and hotel tower -- and [Amtrak](#) is talking about running a high-speed train to New York through Market East station.

That's in addition to hundreds of relocated *Inquirer*, *Daily News* and [Philly.com](#)

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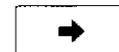
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