

1 COMMONWEALTH OF PENNSYLVANIA
2 HOUSE OF REPRESENTATIVES

3 FINANCE COMMITTEE

4 PHILADELPHIA INDEPENDENT SEAPORT MUSEUM
5 4TH FLOOR BALLROOM
6 PHILADELPHIA, PENNSYLVANIA

7 THURSDAY, JANUARY 23, 2014
8 10:20 A.M.

9 PUBLIC HEARING - HOUSE BILL 1461

10 BEFORE: HONORABLE KERRY BENNINGHOFF, MAJORITY CHAIRMAN
11 HONORABLE ELI EVANKOVICH
12 HONORABLE SETH GROVE
13 HONORABLE FRED KELLER
14 HONORABLE JOHN LAWRENCE
15 HONORABLE TIMOTHY BRIGGS
16 HONORABLE MARY JO DALEY
17 HONORABLE MARGO DAVIDSON
18 HONORABLE MADELEINE DEAN
19 HONORABLE JORDAN HARRIS
20 HONORABLE SID MICHAELS KAVULICH

21 ALSO

22 PRESENT: HONORABLE THOMAS KILLION
23 HONORABLE MICHAEL O'BRIEN
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COMMITTEE STAFF PRESENT:

TAMARA FOX
EXECUTIVE DIRECTOR, REPUBLICAN CAUCUS
MICHAEL ROSE
RESEARCH ANALYST, REPUBLICAN CAUCUS

CHARLES QUINNAN
EXECUTIVE DIRECTOR, DEMOCRATIC CAUCUS
KATHRYN ZERFUSS
RESEARCH ANALYST, DEMOCRATIC CAUCUS

1	I N D E X	
2	OPENING REMARKS	
3	By Chairman Benninghoff	4
4	OPENING REMARKS	
5	By Representative O'Brien	4
6	PRESENTATION	
7	By Representative Killion	5 - 6
8	By Tom Corcoran	7 - 12
9	QUESTIONS FROM COMMITTEE MEMBERS	12 - 21
10	PRESENTATION	
11	By Joseph Synchron	21 - 23
12	QUESTIONS FROM COMMITTEE MEMBERS	23 - 40
13	PRESENTATION	
14	By Lisa Schroeder	40 - 43
15	By Jay Sukernek	43 - 45
16	By Lisa Schroeder	46
17	QUESTIONS FROM COMMITTEE MEMBERS	46 - 64
18	CONCLUDING REMARKS	65
19		
20		
21		
22		
23		
24		
25		

P R O C E E D I N G S

1 -----
2 CHAIRMAN BENNINGHOFF: Being the hour of 10:00 a.m.
3 is approaching and starting to pass, I welcome everyone to the
4 House Finance Committee. We will officially convene. I'm
5 Chairman Kerry Benninghoff of Centre County. Our Minority
6 Chairman, Representative Mundy, is not able to join us this
7 morning. She had an issue. She does have her trusty
8 assistant, Chuck, to the left of us. He'll get all the
9 information to us.

10 Just as an editorial, make sure everyone has their
11 cell phones turned off. And those that have come to testify,
12 if you would, please introduce yourselves, your name and where
13 you're from. Before we begin, I'd like to ask our host
14 Representative, Michael O'Brien, to share a few words.

15 REPRESENTATIVE O'BRIEN: Good morning and thank you,
16 Mr. Chairman and members of the Committee. I'd like to welcome
17 everyone to where Pennsylvania began. I don't mean
18 figuratively, I mean literally. This is where William Penn
19 stepped foot and this land grant for the first time and where
20 they thought that he had a utopian view of green country town.
21 Certainly scattered throughout Philadelphia and, to a larger
22 extent, Pennsylvania is that green land.

23 I'm very excited to hear the testimony today, and
24 again, I welcome the Committee. Thank you, Mr. Chairman.

25 CHAIRMAN BENNINGHOFF: Thank you, Michael. We

1 appreciate being here in your beautiful city. I awoke this
2 morning with the sun coming through the window. It just is a
3 reminder of what a great city this is, the beginnings of our
4 commerce.

5 We are here specifically to talk about House Bill
6 1461, a Waterfront Tax Credit which has been introduced by
7 Representative Tom Killion. Representative Killion, if you
8 would like to offer a few words on behalf of your bill.

9 REPRESENTATIVE KILLION: Thank you, Mr. Chairman.
10 And I will be ---.

11 BRIEF INTERRUPTION

12 REPRESENTATIVE KILLION: That was one of our larger
13 ships docking.

14 CHAIRMAN BENNINGHOFF: Now that everyone's docked in
15 and anchored ---. Representative Killion, that was a big
16 entrance, my friend.

17 REPRESENTATIVE KILLION: And again, I'll be brief,
18 although that was really brief. I want to thank the Committee
19 and Chairman Benninghoff for bringing these things to
20 Philadelphia and Representative O'Brien for hosting us here in
21 a beautiful room on the riverfront of Penn's Landing. This is
22 kind of a microcosm of what we hope to accomplish with this
23 legislation. A lot of activity occurs here along --- both
24 recreational and --- all along Penn's Landing. It's a great
25 tourist spot and that. And a lot of economic development,

1 bringing people to the city, spending money as they stay here
2 in Philadelphia.

3 This House Bill 1461 will provide \$10 million
4 annually in tax credits and allow for public/private
5 partnerships, where the private-sector dollars help fund
6 non-profit waterfront development corporations to create, one,
7 economic development, environmental improvements and
8 recreational opportunities. And we're not just talking about
9 here in Philadelphia or in Pittsburgh what is there. There are
10 --- 64 out of the 67 counties have significant creeks, rivers
11 and lakes that would be eligible for funding under this
12 legislation. So I'm looking forward to testimony today and
13 moving --- working to move this bill forward. And again, thank
14 you for bringing me here to Philadelphia.

15 CHAIRMAN BENNINGHOFF: Thank you, Representative
16 Killion. I think, before we start, for the courtesy of the
17 listeners, I'm going to ask each of the members just to
18 introduce themselves and where they're from so you get a good
19 idea of the geographic talents that we have. From our first
20 contestant, the farthest part west of where we are currently
21 today, but I think it would be nice for the listeners to just
22 know where you guys are from.

23 ROLL CALL TAKEN

24 CHAIRMAN BENNINGHOFF: Well, because we are always
25 on time in Harrisburg, it's now 10:25, slated for our first

1 testifier. We can start with Delaware Waterfront Development
2 Corporation. Tom, if I butcher up your name, I apologize. I'm
3 going to say Tom Corcoran.

4 MR. CORCORAN: Corcoran (corrects pronunciation.)

5 CHAIRMAN BENNINGHOFF: Say it again.

6 MR. CORCORAN: Corcoran.

7 CHAIRMAN BENNINGHOFF: Corcoran, president. And is
8 Joseph Corcoran going to join you?

9 MR. CORCORAN: No.

10 CHAIRMAN BENNINGHOFF: Okay. Very good.

11 MR. CORCORAN: He's dealing with some frozen water
12 pipes right now.

13 CHAIRMAN BENNINGHOFF: Okay. We will allow you to
14 bat on behalf of yourself and Vice President of Operations and
15 Development. When you're comfortable, introduce yourself, give
16 a little background. We're anxious to hear what you have to
17 say, and we appreciate you taking the time to bear the weather
18 and come join us.

19 MR. CORCORAN: Thank you. Thank you, Chairman
20 Benninghoff and members of the Committee for coming out on such
21 a balmy day in Philadelphia and giving us the opportunity to
22 testify about this.

23 CHAIRMAN BENNINGHOFF: Could you check the button
24 part thing on your microphone? Thank you.

25 MR. CORCORAN: I'm President of the Delaware River

1 Waterfront Corporation. And I'm very pleased to be here today
2 to testify on behalf of House Bill 1461. This legislation, if
3 passed, will significantly enhance the ability of our
4 organization and organizations like ours around the state to
5 carry out our mission in the City of Philadelphia.

6 We offered written testimony that we submitted I
7 think several weeks ago, so I'm just going to make some
8 condensed remarks today. The Delaware Waterfront corporation
9 is a 501(c)(3), and our area of influence is the area
10 responsible for planning and coordinating public investments.
11 It's a six-mile stretch of the Delaware River, from Oregon
12 Avenue on the south to Allegheny in the north and from I-95 to
13 the river. All together, it's about a thousand acres of land.

14 The area that we're working in counts as three
15 legislative districts, the largest of which is Representative
16 O'Brien's, also to the south, Representative Keller, and to the
17 north, Representative Taylor. Our organization works as a
18 catalyst to implement public parks, trails, maritime
19 residential economic development, as well as environmental
20 enhancements to create a vibrant amenity and really extend
21 Philadelphia's waterfront to the river's edge.

22 Our fundamental purpose is to design, develop and
23 and manage this waterfront district. And through the judicious
24 use of financing, land acquisition and development
25 capabilities, we work cooperatively with city, state and

1 federal agencies to ensure the realization of the City's vision
2 for the Central Delaware Waterfront.

3 In 2011, we completed the Master Plan for the
4 Central Delaware, which was adapted by the City Planning
5 Commission and is now our roadmap for development. The
6 management plan calls for a mixture of economic development
7 consisting of residential, entertainment and retail uses
8 organized around a network of high-quality open spaces and
9 served by an improved transportation system.

10 The Master Plan identifies three priorities within
11 this six-mile area, Washington Avenue to the south, Penn's
12 Landing, where we are today, and Spring Garden Street to the
13 north, where strategic public investments should be focused to
14 catalyze short and midterm economic development. To support
15 these priority sites, our organization has focused on public
16 space projects that will frame private development, provide
17 contiguous public access to the river, and also restore the
18 ecological health of our urbanized waterfront with habitat
19 restoration efforts.

20 Some of the projects that we've been working on and
21 accomplished have been the development of pier parks and
22 dilapidated piers that were once part of the idled shipping
23 industry. The first such park was the Race Street Pier, which
24 has received numerous awards, including from 10,000 Friends of
25 Pennsylvania. And right now we're working on two other --- or

1 three other projects that are transforming dilapidated piers.
2 One is the Washington Street, called Pier 52. And one is
3 further south, called Pier 68. The main idea is to turn both
4 of these into popular new recreational destinations, allowing
5 people from the neighborhoods in south Philadelphia to have
6 access for the first time to the river. We're also working in
7 that same area to create a wetlands restoration and educational
8 park. And at the same time we're working on a site at Spring
9 Garden, where we're planning the redevelopment of a ten-acre
10 site that our organization owns at the foot of Spring Garden
11 Street called Festival Pier. And while we're doing these pier
12 projects, we're also working on developing a contiguous ---
13 what will eventually be a six-mile trail for bicycles and
14 pedestrians that will extend along the full length of the
15 project area, connecting into the East Coast Greenway and what
16 is called in the Philadelphia region The Circuit, Greater
17 Philadelphia's regional trail network.

18 We're also working on a series of connector streets
19 to help bridge the divide created by I-95, which physically and
20 psychologically has cut off the waterfront from the rest of the
21 city for many years. We're doing that by creating high-quality
22 landscaping projects and impactful lighting to make the
23 passages under the viaducts that connect the city to the river
24 much more pleasant and valuable.

25 And finally, we're also working on a long-term plan

1 for the redevelopment of Penn's Landing, where we're sitting
2 today. Along the way, we have secured the funds and very
3 substantial funding over time from the City of Philadelphia
4 from the Delaware Valley Regional Planning Commission, the
5 Pennsylvania Department of Conservation and Natural Resources,
6 Community Conservation Partnership Program, Pennsylvania
7 Coastal Zone Management Program, Pennsylvania Financing
8 Authority, Pennsylvania Historical and Museum Commission, the
9 U.S. EDA, National Endowment for the Arts, ArtPlace, as well as
10 the Philadelphia foundations, including the William Penn
11 Foundation and Pew Charitable Trust.

12 Although we greatly appreciate all this funding and
13 will continue to look to these sources for support, these
14 grants are given out on an ad hoc basis. It would be --- and
15 irregular as well. It would be extremely helpful to us and I
16 believe to all of our agencies around the state, similar
17 agencies, to have a predictable source of funding with an
18 annual appropriation that we and others can count on, that we
19 know will be up for expenditure every year for our
20 organization. This will allow us to continue to implement the
21 waterfront development laid out in our Master Plan and to
22 accelerate the rate at which the development will take place.

23 Funds generated by the Waterfront Development Tax
24 Credit will allow our organization to continue to build out
25 public access projects and continue its economic development

1 mission as well.

2 The public investment will build an envelope of
3 high-quality public realm within which private-sector
4 investment can flourish. The long-term benefits for the City,
5 the region and the Commonwealth will include new tax ratables,
6 increase real estate values, new jobs, as well as an improved
7 quality of life and amenities for residents and visitors to the
8 City of Philadelphia and to the Commonwealth.

9 In conclusion, I would like to thank the sponsors of
10 this bill. I would like to especially recognize our
11 counterpart agency in Pittsburgh, River Life, which, as you
12 know, had a lot to do in conceptualizing this bill and getting
13 --- helping get it to this point for your support. And in
14 conclusion, we very strongly commend this bill to you for
15 consideration and hope that it will be passed. It will be
16 great for all of us. Thank you.

17 CHAIRMAN BENNINGHOFF: Thank you for your testimony.
18 Anyone that talks, please make sure you're close to the
19 microphone. By design of the mic, you have to be almost on top
20 of them. Questions from the members? Representative Killion?

21 REPRESENTATIVE KILLION: You mentioned that you get
22 a lot of your funding currently through various grant sources
23 in other cases. Have you done anything --- have you partnered
24 with the private sector at all or do you think this is the type
25 of vehicle that would enable you to do that?

1 MR. CORCORAN: I think this is the type of vehicle
2 that will enable us to do that. Our initial charge over the
3 last four years has been to start to build up the public realm,
4 but the ultimate purpose here is to create, again, quality
5 access to the river and recreational opportunities for
6 residents, but also to spur economic development. And we think
7 that a bill like this could help us then start to work with
8 project developers to multiply and create leverage.

9 REPRESENTATIVE KILLION: And then that's our hope,
10 as you know, up the river, not I-95, but in Delaware County,
11 where I live, we have --- the Soffa Springs are very
12 successful. It seems to be successful. But we stalled a
13 little bit where we'd like to develop walking trails and retail
14 and housing and similar, as you heard, we think it would be a
15 beautiful development and a benefit to all. Thank you for your
16 testimony.

17 CHAIRMAN BENNINGHOFF: Representative Sid Kavulich?

18 REPRESENTATIVE KAVULICH: Just a couple of
19 questions. First of all, the areas that have already been
20 developed here, places like --- well, we have a casino,
21 SugarHouse, up the road a little bit, Buster & Dave's, and then
22 the hotel next to us. Have they been able to sustain traffic
23 and ---? I mean, the casino, obviously, is going to continue
24 to bring traffic, but the other places that have already been
25 developed, how are they faring now that they've been here a

1 while?

2 MR. CORCORAN: I think, on the whole, they're faring
3 very well. The casino, as you pointed out, is doing very well.
4 The entertainment attractions that are here today, like Dave
5 and Buster's, continue to perform well. I think this is one of
6 the highest-performing facilities they have in their entire
7 national network. Other entertainment venues down here like
8 the explorer ship Moshulu or the Hilton Hotel next door are
9 also doing well, but --- and I think they will continue to do
10 well. But the --- if we can get a bill like this to help pass,
11 I think we can start to create a new development. The
12 development we're talking about is actually 10, 15 years old,
13 has been here for a long time. And to attract new development,
14 we need to really make the river inviting for both the public
15 and private investment.

16 REPRESENTATIVE KAVULICH: It would also seem to me
17 that access would be important from --- as you said, from the
18 city itself and also the walking paths, similar to Pittsburgh
19 or even like a River Walk in San Antonio.

20 MR. CORCORAN: Yes.

21 REPRESENTATIVE KAVULICH: It would seem to me that,
22 first of all, access, being able to get there. Because I know
23 times when I come down here it seems like it's difficult, when
24 you're in the city, to find a way over to the waterfront.

25 MR. CORCORAN: Yes. And that's the way it seems.

1 As a matter of fact, though, there are 34 streets that are
2 east/west streets that come from Center City and go under I-95
3 to get to the Columbus Boulevard. But the --- most of those
4 viaducts are ill lit, uninviting, don't feel safe for people
5 and, as a result, have deterred that type of visitation. And
6 we now have --- we've done two of those, and we have another
7 five that are under way.

8 REPRESENTATIVE KAVULICH: Thank you.

9 CHAIRMAN BENNINGHOFF: Any other questions?

10 Representative Michael O'Brien?

11 REPRESENTATIVE O'BRIEN: Thank you, Mr. Chairman.

12 As always, Tom, it's exciting to hear about the development
13 plans and what's going on along the river, but I want you to
14 take a moment and I want you to talk about proposing commercial
15 development on the land side of Delaware Avenue. Notice I'm
16 from the north. I call it Delaware Avenue. He calls it
17 Columbus Boulevard. But take a moment and talk about
18 commercial development on the land side of Delaware Avenue and
19 how it would fit into the spirit of this legislation.

20 MR. CORCORAN: When you say land side,
21 Representative, are you talking about to the west of Delaware?

22 REPRESENTATIVE O'BRIEN: Yes.

23 MR. CORCORAN: Yes. That's a very important part of
24 this whole picture. You have the interstate, then you have a
25 band of land, a lot of which is underdeveloped, and then you

1 have Columbus Boulevard, Delaware Avenue, and then the river.
2 There is a significant amount of private development now
3 starting in Representative O'Brien's district, just to the west
4 of Delaware Avenue all the way from Spring Garden up to
5 Columbia Avenue. And that's the type of good mixed use,
6 residential entertainment development that we hope can be
7 spurred throughout this area.

8 REPRESENTATIVE O'BRIEN: So this legislation is a
9 potential source of revenue?

10 MR. CORCORAN: Yes.

11 REPRESENTATIVE O'BRIEN: Thank you.

12 MR. CORCORAN: Absolutely.

13 CHAIRMAN BENNINGHOFF: Thank you, Representative
14 O'Brien. I had two questions, myself. We're also joined by
15 Mary Jo Daley. Representative, thank you very much for joining
16 us here today. And Margo Davidson is joining us in a moment.

17 I had two questions myself. One, if I am Joe
18 Taxpayer and I learn about this thing, one of my questions
19 might be how do these --- how do these developments raise any
20 revenue themselves in perpetuity and are they able to sustain
21 themselves through admission fees or whatever else?

22 MR. CORCORAN: Yes. I believe that waterfront
23 development throughout the country, and from what I know
24 throughout the Commonwealth, has been a real generator of new
25 taxes for the municipalities that they're in and for the

1 counties and for the Commonwealth itself. So I think there
2 will be a return on investment that's very measurable and
3 quantifiable and significant.

4 The other benefit is a little more hard to quantify,
5 is quality of life. But again, making our rivers a
6 destination, creating public access where none existed before
7 and giving people the opportunity to enjoy the river does two
8 things. It gives them that opportunity, and secondly, it helps
9 create the conditions for private investment.

10 CHAIRMAN BENNINGHOFF: Is there hope that some of
11 this will also stimulate the interest of moving --- people
12 moving residentially into these areas or causing any more of
13 that kind of growth?

14 MR. CORCORAN: Absolutely. Our Master Plan
15 envisions over time, over a 20-year period, up to 5,000 new
16 units of residential development along the six-mile stretch. I
17 think that everyone who works in our field of work knows that
18 there's an inherent feeling that people have, they want to live
19 near the water, be able to see the river, be able to dine and
20 walk along it, enjoy the amenities. The waterfront here in
21 Philadelphia was neglected for quite a while. The old
22 industrial vitality slowly receded, leaving behind vacant land
23 and dilapidated piers. And what we're all working on now is
24 try to redevelop that waterfront into something new but to also
25 equally vital that will create jobs and tax revenues and allow

1 people to enjoy what I think all of us enjoy, walking along the
2 river and just being able to look at it.

3 CHAIRMAN BENNINGHOFF: Well, I can take everybody
4 out for a tour a little later if you'd like. All joking aside,
5 with that in mind, is some of that restoration and
6 rehabilitation of current structures there along that nine-mile
7 stretch or is it going to be predominantly new construction of
8 residential stuff?

9 MR. CORCORAN: It would be mostly new construction,
10 although there is some significant redevelopment of older
11 industrial buildings, as Representative O'Brien said, on the
12 west side of Delaware Avenue.

13 CHAIRMAN BENNINGHOFF: Right.

14 MR. CORCORAN: But the --- on the east side, there
15 will be primarily new residential development that we will see.

16 CHAIRMAN BENNINGHOFF: We have a nice blend. And
17 some of these that I've seen, it would be kind of neat to see
18 some of these older structures reused that allows the building
19 to maintain some of the history, but yet make them obviously
20 livable in today's requirements.

21 MR. CORCORAN: Yes. But over and above buildings,
22 too, would be the piers that we're working on can be
23 redeveloped and repurposed, but you're still keeping the same
24 piers. And I'll just give you one quick example. One of the
25 projects we're working on now is called Pier 53 in Washington

1 Avenue. It has four purposes. It's to demonstrate new
2 ecological restoration techniques because these dilapidated
3 piers are creating a very valuable fish habitat, making it into
4 a better fish habitat. Second, it's to create public access.
5 And third, Pier 53 was the site of the city's immigration
6 station from 1875 to 1915, where over a million people came and
7 landed in Philadelphia and made this their home. So that's the
8 type of project that combines a whole wealth of different
9 aspects to reach their quality.

10 CHAIRMAN BENNINGHOFF: I talked to a couple of my
11 members earlier this year. I went to Inner Harbor, in
12 Baltimore, and you can get that sense of what it is that you
13 want to try to do here, is they built on the history and the
14 use of their own dock areas and piers and put some restaurants
15 in there. It's just a great experience.

16 MR. CORCORAN: Yes, it is.

17 CHAIRMAN BENNINGHOFF: I left there thinking that
18 I'm almost embarrassed I hadn't done this sooner in my life,
19 and got to see Fort McHenry and some things that --- had been
20 to the Philadelphia area or Pittsburgh as well and have some
21 real great stories to tell. It's just a matter of how we put
22 that all together.

23 MR. CORCORAN: Right. There's no reason that all
24 those cities, including Philadelphia's waterfront, throughout
25 the state can't do something like Baltimore Harbor. Every one

1 will be different. Every one that they can all be --- that
2 people are really proud of --- reflect the local character and
3 enjoy coming to.

4 CHAIRMAN BENNINGHOFF: Anyone else have any
5 questions? I'm going to throw one out there just to be ---.
6 In your testimony you talk about the connected streets, trying
7 to address the psychological and physical barriers. I thought
8 that was an interesting statement because, on the reverse side,
9 there's also a psychological desire to be on the water. I
10 don't know why we all have this interest in it. Can you talk a
11 little bit more about what you meant with that statement?

12 MR. CORCORAN: Yes. I mean, throughout --- along
13 the six-mile stretch that I described there are approximately
14 11, 12 distinct neighborhoods, but all of those neighborhoods
15 virtually have been cut off --- psychologically cut off from
16 the river for many years, again, because of walking under those
17 underpasses is not a pleasant experience. And we need two
18 things to happen. One, we need to have things on the river
19 that people want to come to. That's part of what we're trying
20 to create.

21 Secondly, you have to make that passage really
22 friendly, really inviting. And we have an example that we did
23 at Race Street, by the Franklin Bridge, where we built a
24 beautiful new park along the river and then put in high-quality
25 lighting and landscaping treatment underneath the Race Street

1 viaduct, which goes right under 95. And now, for the first
2 time, we see people coming from that neighborhood, which is
3 called Old Cities, down to the river in daytime and at night
4 because they're not afraid to do other things.

5 CHAIRMAN BENNINGHOFF: So it's pride protected that
6 people aren't vandalizing that since you're able to ---?

7 MR. CORCORAN: Absolutely not. We've had no
8 vandalism at all, and people are really excited about it and
9 very protective of it.

10 CHAIRMAN BENNINGHOFF: They have pride in their own
11 neighborhood. That's good to hear. Anyone else? Sir, we
12 can't thank you enough for your testimony. It's encouraging
13 and inspiring. We look forward to reading through the rest of
14 your testimony. Thank you.

15 MR. CORCORAN: Thank you.

16 CHAIRMAN BENNINGHOFF: Next we have the Schuylkill
17 River Development Corporation, Joseph Syrnick, President and
18 Chief Executive Officer. When you are comfortable, sir, pull
19 the microphone close to you. You can adjust it as you see fit.
20 Identify yourself and whatever you want as background and who
21 you represent.

22 MR. SYRNICK: Good morning, members --- Mr.
23 Chairman, members of the Committee. Welcome to Philadelphia.
24 We're thrilled that you're here. My name is Joseph Syrnick,
25 President and Chief Executive Officer of the Schuylkill River

1 Development Corporation. We're a 501(c)(3) non-profit, more
2 commonly known as SRDC.

3 I appreciate the opportunity to testify today on
4 House Bill 1461, which, if enacted, will create a Waterfront
5 Development Tax Credit to encourage private investment in
6 waterfront properties and spur economic development,
7 environmental improvements and recreational enhancements.

8 My organization is working on these very things
9 along the tidal Schuylkill River. We believe that waterfront
10 development, done correctly, can offer tremendous benefits to
11 both the surrounding neighborhoods and to the region as a
12 whole.

13 Much of our work is done in conjunction with the
14 Commonwealth of Pennsylvania, so thank you very much, and also
15 with the City of Philadelphia. Our most important work
16 revolves around the creation of a riverfront trail and greenway
17 along the tidal Schuylkill River, fully open to the public and
18 designed to complement adjacent development, whether existing
19 or proposed. This section of the riverfront has been branded
20 as Schuylkill Banks and has been very well received. Much of
21 our work is done as part of a public/private partnership, and
22 we believe this model greatly strengthens the endeavors and
23 goals of both entities.

24 Strategies that help to incentivize private funding
25 of public amenities and ecological improvements along the

1 waterfront would be good public policy and very much
2 appreciated. Consequently, we support this legislation, we
3 compliment you for introducing it, and we remain hopeful that
4 it will be enacted. Thank you.

5 CHAIRMAN BENNINGHOFF: Thank you, Mr. Syrnick.
6 Representative Mary Jo Daley?

7 REPRESENTATIVE DALEY: Thank you, Mr. Chairman. Can
8 you just explain which part of the Schuylkill is the tidal
9 part?

10 MR. SYRNICK: Yes. This is --- first of all, the
11 Schuylkill river is a 128-mile river that originates in
12 Schuylkill County and flows down and flows into --- down into
13 the Delaware River, which, by the way, we always like to refer
14 to as the other river. The tidal Schuylkill River is the last
15 eight miles. It's basically from the art museum or Fairmount
16 Dam down to the Delaware River. And this part of the river is
17 really --- it's tidal, which makes it an estuary in technical
18 terms. It makes all our work more difficult because we have a
19 five, six-foot variation in tide every day. Every six hours
20 it's five foot higher or lower than it was previously. And
21 it's the old industrial part of the river. It's where there
22 was a lot of industry. In the past, people had no public
23 access to the riverfront. In fact, if you lived even in the
24 neighborhood right there, in most cases you didn't even have
25 sight of the river. The river was very polluted because of

1 this industry. Of course, that industry is all gone now, and
2 this is our opportunity to reclaim this land and really make it
3 a public amenity and, of course, get started on this process.

4 REPRESENTATIVE DALEY: Thank you. So you talked
5 about the art museum below where the little waterfall is?

6 MR. SYRNICK: Yes.

7 REPRESENTATIVE DALEY: Okay. So my district is in
8 Montgomery County, and several portions of it border or have
9 the Schuylkill River, you know, run alongside Gladwin,
10 Conshohocken, White Marsh and so --- so you're just talking
11 about this specific area of the Schuylkill, which clearly is a
12 big job, because I'm plenty familiar with that area. Do you
13 know of any other work that's being done along other parts of
14 the Schuylkill similar to yours?

15 MR. SYRNICK: Yes. There's work being done all the
16 way up and down the line. And by the way, Montgomery County
17 was probably the first one in here with this trail and
18 greenway. And you've done a wonderful job with your river ---
19 Schuylkill River trails. So that's kind of our model.

20 We are working, as I say, on the tidal Schuylkill
21 river in sort of the main part of Fairmount Park. The city's
22 Parks and Rec Department are working on that. As you get up
23 into the East Falls, East Falls Development corporation is a
24 very similar organization to us, doing the same kind of work.
25 When you get up into Manayunk, the Manayunk Development

1 Corporation and a subset of that, called the Schuylkill
2 Project, is working on the trail up in Manayunk. And then
3 Manayunk --- of course, Manayunk ties right into Delaware
4 County --- into Montgomery County. I'm sorry. So all these
5 organizations are sort of doing the same kind of thing. In a
6 way we're competing with each other, but in a good way because
7 we're sure when this network becomes part of a bigger network,
8 it all works together.

9 And just recently, these trail organizations, really
10 led by the William Penn Foundation, identified something called
11 The Circuit, which is a big network of trails in southeastern
12 Pennsylvania and New Jersey. And the idea is to bring this
13 circuit as one distinct, connected set of bike trails. And
14 it's got a lot of support from the William Penn Foundation.
15 And the truth of the matter is, as you --- the more
16 constituencies that you could even bring into this effort, the
17 better it is for everybody.

18 REPRESENTATIVE DALEY: And just one more quick
19 question. So you talked about the corporations that are ---
20 I'm sorry, the corporations that are in Philadelphia. Are
21 there some also in Montgomery County? Because I know in my
22 district, like along Conshohocken, they really doing a lot of
23 work along the waterfront with boathouses and other kinds of
24 things. So is there one in Montgomery County?

25 MR. SYRNICK: The Schuylkill River Greenway

1 Association, which also brands itself as the Schuylkill River
2 Heritage Association, is headquartered in Pottstown. And, to a
3 large extent, they are sort of an umbrella agency that are
4 overseeing a lot of the work that these other things ---
5 they're not really overseeing it, but they're sort of the ---
6 they're keeping track of it in some respects. And by the way,
7 just as a sideline, they recently applied to a contest for
8 Pennsylvania River of the Year, which they submitted the
9 Schuylkill River for that. And I'm very happy to say that
10 we've been selected as the 2014 River of the Year, which is not
11 much more in bragging rights, but it will create a lot of buzz
12 and a lot of activities. So the Greenway Association, which is
13 headquartered in Montgomery County, sort of oversees the whole
14 thing. There are similar organizations I know in Schuylkill
15 County, also in Berks County and also in Chester County. So
16 everybody is kind of working towards this same goal because it
17 makes a lot of sense. People want it and it does have this
18 kind of predominant ancient feel to it.

19 REPRESENTATIVE DALEY: Thank you very much.

20 MR. SYRNICK: Thank you.

21 CHAIRMAN BENNINGHOFF: Questions from Representative
22 Harris.

23 REPRESENTATIVE HARRIS: Thank you, Mr. Chairman. So
24 clearly, I know that there is a part of this that goes through
25 my district, up into the Grays Ferry section of my district.

1 And a couple --- about two months ago, I was at a meeting with
2 Children's Hospital. I know that they're doing some
3 development in that area, as well. If enacted, how would this
4 help with development of --- would there be a possibility of
5 development for retail space? Because I'm just thinking of all
6 the people that would be using the trail. You know, what is
7 possible? What ideas do you think are out there now for any
8 type of economic development by using these tax credits?

9 MR. SYRNICK: Well, again --- first off,
10 Representative Harris, thank you for all your work.
11 Representative Harris has been working with our group and has
12 been very, very helpful on a number of fronts. These trails
13 are clearly economic development agents. People want to be
14 near them. They build residential developments. Because if
15 you have a residential development, you have people on the
16 ground, eyes and ears everywhere 24/7 at that point involved.
17 It's also very helpful in terms of bringing in companies who
18 want to locate there. These trails are great amenities for
19 their employees to come out before work, after work, at
20 lunchtime.

21 The trail where we are, we're very constrained. In
22 most cases, between a set of railroad tracks and the river,
23 literally between almost a rock and a hard place. So we're
24 sliding this trail through there. Most of the economic
25 development, the actual buildings and stuff, are going to be on

1 the land side of the railroad tracks but right adjacent to the
2 trail. We've seen a number of condominiums and apartment
3 buildings going on right now. The Brandywine Building Trust is
4 building a big development called Cira South near 30th Street
5 Station. Drexel and Brandywine and Amtrak have just
6 commissioned a big master study of the 30th Street area. The
7 area down in your district near Marvin's Garden, Philadelphia
8 Industrial Development corporation is remediating that land.
9 The idea is that this would bring in eds and meds kind of
10 development down in that area, light industrial, mixed use.
11 All of these things very much would like to see a trail and a
12 greenway there.

13 Children's Hospital, which is CHOP, they are doing a
14 big development just south of South Street. They have
15 dedicated their riverfront to the city for this trail. That
16 design is underway. They are very much interested and into it
17 over the railroad. In fact, their plans call for a raised
18 plaza or platform that would come and be a perch on which you
19 could look out up and down the river, but also have a
20 connection staircase that would come down onto the trail. So
21 they are very much our partners in this. Again, there's ---
22 the biggest --- we don't get any complaints about the trail and
23 the greenway, except for the fact that at times it is too
24 crowded. So that's a nice complaint we get.

25 REPRESENTATIVE HARRIS: Thank you.

1 CHAIRMAN BENNINGHOFF: I actually have a question by
2 Representative Davidson for the author of the bill,
3 Representative Killion. Representative Davidson?

4 REPRESENTATIVE DAVIDSON: Thank you, Mr. Chairman.
5 In reading part of the bill, I just wanted to get further
6 clarity. Your tax credit would benefit any corporation doing
7 --- a 501(c)(3) non-profit doing development on any waterway.
8 So would that include like Cobbs Creek or Ridley Creek, a
9 non-profit that might not necessarily be doing waterfront
10 development but create a plan that would be approved by DCED
11 that would then qualify for the tax credit, as well as they
12 were working on a creek waterfront development. I just wanted
13 to get further clarity on if that was the case or not.

14 REPRESENTATIVE KILLION: Yes, Representative. Yes,
15 there would be included, and the non-profit, though would have
16 to be approved through the Department --- DCED to make sure
17 that they have a track record and the ability to move the
18 project forward. And so it's any waterway that would meet the
19 criteria of the bill.

20 REPRESENTATIVE DAVIDSON: And any non-profit
21 approved by DCED through the development?

22 REPRESENTATIVE KILLION: They would have to be
23 approved. DCED will make sure that department has the ability
24 to carry it forward.

25 REPRESENTATIVE DAVIDSON: Right, because they may

1 have done other kinds of development projects in the community
2 but not necessarily the waterfront project, but they could
3 apply to DCED to be approved for a waterfront property
4 development?

5 REPRESENTATIVE KILLION: Yeah. They'll just have to
6 go through the process.

7 REPRESENTATIVE DAVIDSON: All right. Thank you.

8 CHAIRMAN BENNINGHOFF: Other members? While the
9 microphone is working its way over there, I'm going to ask you
10 --- you mentioned in your testimony a little bit about the
11 public/private partnership. I think that's what a lot of
12 people want to hear. Why should we play into this or, you
13 know, how much is enough money and what local investments is a
14 lot of times what people want to hear, that there's also a
15 local buy-in versus just a state tax credit. Take a moment
16 just to share a little bit about how that relationship works.

17 MR. SYRNICK: We have a really wonderful Board of
18 Directors that's made up totally of people from the private
19 sector, through the business sector or industrial sector. Most
20 of them have some kind of interest in the Schuylkill River,
21 either because they're geographically located there or they
22 have business interests there. These people fund basically
23 most of our day-to-day operations, so they're providing ---
24 they're providing funding for us, which allows us to build a
25 trail and a greenway, which not only benefits them but benefits

1 the public in general. But they very much use the trail and
2 greenway. For example, the Cira South development, which is
3 underway right now, they're building a 29-story dormitory-type
4 building. I say it's a dormitory, but it's going to be one of
5 the nicest student housing buildings certainly in Philadelphia
6 and perhaps anywhere. These folks are very much looking for
7 things to do when they're not studying. So having a trail and
8 a greenway there very much plays into the marketing material
9 that these organizations put out there. They are promoting
10 that this trail is close, that this trail is a good thing to
11 do, that there are activities on this trail. We have a kayak
12 program in the summertime. We have a riverboat program. We
13 have free outdoor movies --- Thursday nights during the summer
14 we have free outdoor movies. So the people who either work in
15 this area or even, more importantly, live in this area, this is
16 really something good for them to do. But this goes back to
17 help the development. They sell this as part of their
18 amenities package. This is something that they don't have to
19 do. This is something that's being done by government, by
20 private foundations, by the state, by the federal government,
21 by the city, but it directly benefits them. This is the same
22 kind of --- the same reasoning that the DuPont Chemical
23 Corporation donated a big slug of land down along the
24 riverfront in Grays Ferry, because they wanted a place for
25 their employees, which are mostly high-level technical

1 employees, Ph.D.s or research scientists, that they were in a
2 very industrial part of town, and they wanted a place for their
3 employees at lunchtime to go out and sort of enjoy nature. So
4 that was, again, free land for our city and really for us, but
5 it was also a big advantage for them. They got rid of land
6 that they were no longer using. They had us clean up their
7 land that was contaminated. They got a tax right-off, I'm
8 sure, for donating this land. And they're heroes in the
9 community. So it's really a win-win. It's a wonderful section
10 of trail. We're now branding it as the Grays Ferry present,
11 but it's good for the community, but it was good for DuPont,
12 too. I think companies recognize this. In general, people
13 want to do good. But if you make it --- give them an
14 advantage, there's an advantage to them doing good, it makes it
15 all that much more powerful. And I think this tax credit
16 program that you're talking about here, this is an opportunity
17 for them to do something good, something that serves their
18 purposes, and yet they're getting something out of it, too.
19 So, again, it's a win-win.

20 CHAIRMAN BENNINGHOFF: We appreciate that. Very
21 well spelled out. Representative Kavulich?

22 REPRESENTATIVE KAVULICH: Speaking from what I've
23 seen and what I've personally experienced, the area immediately
24 across the river, the Camden Waterfront, seems to have --- with
25 the baseball stadium the --- and there's a walkway that goes

1 from the stadium at least down to the theater. And now I see
2 some development with the apartments. Is there a similar tax
3 credit that you're aware of in New Jersey that has allowed that
4 or has that been all private money, or you're not aware of
5 that?

6 MR. SYRNICK: I don't know the details of that.

7 CHAIRMAN BENNINGHOFF: We are joined by
8 Representative Madeleine Dean. Michael, did you have a
9 question?

10 REPRESENTATIVE O'BRIEN: I do, sir.

11 CHAIRMAN BENNINGHOFF: And I'm sorry, Representative
12 Briggs, thank you for joining us. Slipped in on me. Michael?

13 REPRESENTATIVE O'BRIEN: Thank you, Mr. Chairman. I
14 want you for a second to take the macro view. Okay. All
15 around the Commonwealth we have many post-industrial sites that
16 are located on the waterfront. Obviously, their industries
17 require the use of a great deal of water. So in your testimony
18 you were saying that you're dealing with sites that residents
19 couldn't even see the river because of the industrial usages.
20 I want you to take a second with a macro and I want you to talk
21 about the particular challenges, needs for development of
22 recreational and environmental areas along stretches of river
23 that are post-industrial.

24 MR. SYRNICK: Well, first of all, you're dealing
25 with natural waterways, so fortunately, there are a lot of

1 environmental laws in place that limit or control what you can
2 do there.

3 REPRESENTATIVE O'BRIEN: No. I'm talking about
4 post-industrial sites that are maybe 100 or 150 years old.

5 MR. SYRNICK: Okay. And all of those sites, for the
6 most part, are contaminating to some extent, whether --- in
7 Philadelphia, for example, there's a lot of petroleum industry
8 there. The ground's contaminated. So the first thing you've
9 got to do is get in there because you've got to go in and
10 remediate that land. That's a costly process, a lot of study
11 involved. The truth of the matter is, once you get it done, it
12 becomes a very powerful story. It may --- depending on the
13 type of contamination, it may limit what kind of development
14 can go on there. For example, you can't put residential
15 development everywhere, but if you have sites that can't
16 support residential development, even with cleanup, this is a
17 good opportunity for mixed use or light industry.

18 We are very much --- and I always try to make this
19 clear. Whatever we are doing along the riverfront to push this
20 trail and greenway down here, we are not in any way trying to
21 drive out industry. We are, in fact, I would like to think
22 helping industry redevelop that land, bring that industry back.
23 Like every community, we need jobs and we need good business
24 partners. But because you are along the river, it's harder for
25 them to develop and it's harder for us to build a trail because

1 of that contamination and because of new storm water management
2 laws. If you were in the middle of a city, a lot of these ---
3 you're not worrying about runoff coming off your property and
4 going directly into the river, and while it does that, carrying
5 contaminates. So when you are along the waterfront, it makes
6 it tougher for everybody. And that's one of the reasons, and I
7 think probably a basis for this legislation is, it's harder and
8 more expensive for industry to develop along the river. So if
9 there's a way to give them a tax credit for doing the right
10 thing, whatever that might be, that would be a good thing.

11 REPRESENTATIVE O'BRIEN: Continuing on,
12 post-industrial sites, we have to do the remediation of that,
13 you were saying. Very costly process. Where do the funds come
14 from?

15 MR. SYRNICK: Well, they come from wherever you can
16 get them. Certainly the Environmental Protection Agency has
17 programs for that. The Pennsylvania DEP has programs for that.
18 Very often it's the developer, himself or herself, that has to
19 pay for that. It's --- you got to search for funds where you
20 can, but it's not easy. But there is a draw to having
21 something on the river. If you have a condominium complex, a
22 tower, that's along the river, with wonderful views, I imagine
23 you can charge a higher rent. So there's some incentive for
24 doing that. But it is difficult.

25 REPRESENTATIVE O'BRIEN: Thank you, Mr. Chairman.

1 CHAIRMAN BENNINGHOFF: Other members of the
2 Committee:

3 REPRESENTATIVE KAVULICH: I had one question just
4 more out of curiosity. You talked a lot about trails. And
5 obviously, trails don't make money. So I'm sitting here,
6 trying to think about, okay, we make these investments, and how
7 do we get an economic return out of it. Am I to assume it is
8 the blend mixed use along these ways less formidable that may
9 have big business, may have a restaurant, may have a walkway,
10 et cetera, et cetera, that allows that balance, not only just a
11 tax revenue, but there's got to be some type of maintenance to
12 keep these areas up. How does a novice help understand how to
13 perpetuate itself in the long run? \$10 million is not a lot of
14 money, especially if you get into reclamation issues. And
15 obviously, what happens is we may not necessarily get that \$10
16 million. So that's not going to be the panacea to change
17 something from a Brownsville into Disney World.

18 MR. SYRNICK: Well, it's many of the things you
19 said. If you take a vacant property that's sitting there
20 vacant, and by building a trail or a greenway, you are at least
21 a little bit helping that develop back into the industry. Now
22 you have a tax-paying entity on that property. Not only do you
23 have a tax-paying entity of the business, but you have all the
24 people that work there paying taxes. Within the last year, we
25 had an economic study done by Econsult, which is a local

1 organization that does these kinds of things, that showed ---
2 and I don't have the numbers off the top of my head, but it
3 showed that there are --- that these things, in fact, do pay
4 for themselves in terms of increased taxes. That study is on
5 our website, which is schuylkillbanks.org. If anybody wanted
6 to give me a business card, I will have it sent directly to you
7 today. I can do that. But these things --- these things do,
8 in fact, pay for themselves.

9 And the other thing I would say to you is nobody
10 likes, obviously, to pay increased taxes, but one of the things
11 we found is that if you are developing and presenting a good
12 product, people see that their money is going to something that
13 they can see, that they can enjoy, that they can understand.
14 And these trails don't take a whole lot of --- if you look at
15 them real quickly, you can see where that's a really --- even
16 if you're not using them, you can see where that's a good
17 thing.

18 Along those lines, perhaps, Representative Harris,
19 maybe I can convince you to bring this group of people down or
20 another group of people down or more people down when the
21 weather gets a little more favorable and we can entice them
22 into taking one of our riverboat tours, which goes up and down
23 this part of the river. You can see these properties from the
24 river. And what you're going to see is some of the most
25 desolate, awful property you're ever going to want to look at.

1 And just within a mile of that, you're going to see property
2 that has been reclaimed. You're going to see people using the
3 trail. We have 19,000 people using the trail on a weekly
4 basis. These are actual counts. It probably doesn't count
5 everyone. If you extrapolate that, that's almost a million
6 user trips a year. This is on a section of trail that in the
7 year 2000 had zero, zero people out there. So people like
8 this. They're using it. I think it would be great for all of
9 you to come out and see what's happening down there. It's
10 literally transformational for this part of the city. And our
11 job is to just push this further down into the neighborhoods.
12 This section of the tidal Schuylkill River is --- up north it's
13 adjacent to Center City. But as it flows southward, it flows
14 through 27 distinct neighborhoods. Philadelphia is clearly a
15 city of neighborhoods, and we would like to connect all 27 of
16 those neighborhoods to the Schuylkill trail. We're not there
17 yet, but our goal is to get there, and you folks and the
18 Commonwealth have been very helpful in making that happen.

19 CHAIRMAN BENNINGHOFF: We appreciate your input.
20 For some of us who live in little bit more rural areas, it's
21 interesting to get the hands-on experience. I think your
22 depiction of that is very enticing. And one of the things in
23 the legislature we do is we calculate our objective balance.
24 And I'll ask you the similar question, is there any opposition
25 to this? Is there anybody that opposes this? Sometimes it's

1 kind of silly, but those that live in very rural areas, they
2 just want to go out further and further and further. They want
3 their next neighbor to be a phone call away at the closest. So
4 it's kind of interesting to hear you want to connect these
5 neighborhoods. I'm curious, playing devil's advocate. Is
6 there any opposition to these types of things? Do you happen
7 to say --- DuPont's giving this land away. They were paying
8 taxes on it. Now, what does this organization do? I gather
9 from you, while you momentarily may have it, clean it up,
10 eventually you're redeveloping it. And those who get into the
11 private sector would fundamentally become taxpayers again. So
12 it's not a complete loss of revenue to those municipalities.

13 MR. SYRNICK: The only complaints, opposition to
14 anything that we might be doing is there's, you know, a little
15 bit of nimbyism into everything, which is, you know, not in my
16 backyard. So a lot of people come up to us and say, well, why
17 don't you have a restaurant or a nightclub? Couldn't you bring
18 a barge up, anchor it in the river, and have a nightclub right
19 along the trail? People in the neighborhood really don't want
20 that. For the most part, these are --- especially the part of
21 the trail that exists, is more in Center City. Parking is hard
22 enough as it is now. So we try not to have events down there
23 that draw people from a large geographic area. Everybody's
24 welcome, but they're really --- the movie nights, for example,
25 these are really geared for people in the neighborhood to walk

1 into the trail, bring a blanket or a lawn chair and watch the
2 movie. We're really --- we just --- if we get 400 people for
3 the movie, that's about all we can accommodate. So if 10,000
4 people show up, that would not be a good thing. So we do hear
5 that a lot, but I think, in general, people are very, very
6 positive about the trail. They've seen it, they've seen ten
7 years of it in operation, and they're questioning what's taking
8 you guys so long to get this thing moved down. It's a good
9 question to have.

10 CHAIRMAN BENNINGHOFF: I appreciate your candor on
11 that. Any other members? No? We appreciate your testimony,
12 and we look forward to seeing you in warmer weather.

13 MR. SYRNICK: Okay. Thank you.

14 CHAIRMAN BENNINGHOFF: We'll be down to see your
15 trails. Next we have an organization called Riverlife. We
16 have Elisabeth, known as Lisa Schroeder, President and
17 Executive Director of that organization; and Jay Sukernek, I
18 had it Vice earlier, President and Chief Financial Officer,
19 also joining us. Gentleman and lady, when you are comfortable,
20 pull the microphone close and identify yourselves, share with
21 us what you want about your background, and we'll listen to
22 your testimony.

23 MS. SCHROEDER: Well, good morning. And Chairman
24 Benninghoff and members of the Committee, thank you for
25 inviting us to testify today. My name is Lisa Schroeder, and

1 I'm President and Chief Executive Officer of Riverlife. We
2 strongly support this legislation and want to thank
3 Representative Killion, the prime sponsor, for his vision and
4 leadership.

5 As you may know, in 1999, in Pittsburgh, a group of
6 community leaders, property owners, business owners,
7 environmentalists, urban planners, elected officials and others
8 saw the need to develop a master plan for Pittsburgh's most
9 valuable asset, its rivers and their miles of shorelines.
10 Their vision led to the formation of Riverlife, which was then
11 known as the Riverlife Task Force, to create a master plan for
12 the future of Pittsburgh's riverfronts. Through a public
13 planning process that gathered the input of thousands of
14 Pittsburghers and southwestern Pennsylvania residents and
15 regional leaders, Riverlife published a comprehensive Vision
16 Plan and implementation strategy in 2001 as the blueprint to
17 transform miles of riverfront on all three rivers located in
18 the prime study area.

19 Today, almost 15 years later, Riverlife is still
20 carrying out a publicly supported mission and working to
21 execute this vision with stewardship that extends from the
22 Point up the Allegheny River and to the 31st Street Bridge, up
23 the Monongahela River to the Hot Metal Bridge, and along the
24 Ohio River to the West End Bridge.

25 Riverlife has been a party at this point to more

1 than a dozen public/private partnerships, resulting in
2 publically-accessible waterfront projects that are changing the
3 face of the city and boosting our local economy. These include
4 the revitalization of Point State Park, which has seen over a
5 million visitors since its reopening in June; the conversion of
6 the Mon Wharf Landing, and riverfront enhancements at the North
7 and South Shore Riverfront Parks, The Convention Center
8 Riverfront Plaza, Allegheny Landing, Station Square Marina, and
9 the Rivers Casino Riverfront Park.

10 As part of our mission, Riverlife has been a voice
11 for high-quality design and environmental preservation, working
12 to meet design guidelines for dozens of riverfront buildings,
13 advocating to help preserve famous views from the Fort Pitt
14 Bridge, and supporting the restoration of the historic 16th and
15 31st Street Bridges. Riverlife also worked with PennDOT to
16 preserve the neighborhood of Troy Hill during the proposed
17 expansion of Route 28 and with the City to create a riverfront
18 lighting master plans and electronic signage legislation.

19 Through partnerships like these that integrate the
20 efforts of the public and private sectors, we have seen
21 firsthand the benefits of waterfront development. These
22 projects have created jobs and catalyzed ongoing financial
23 investment and return to the community in the form of increased
24 tax revenue, sales, income and real estate. They have overcome
25 industrial barriers and provided public access, reconnecting

1 neighborhoods to the rivers and maximizing the value of
2 underutilized waterfront properties. They provide over 16
3 acres of public amenities and environmental solutions that add
4 to the overall quality of life for Pittsburgh's residents, and
5 they serve to attract visitors, employees and residents and to
6 rebrand Pittsburgh as a model 21st Century --- and southwestern
7 Pennsylvania as a vibrant regional cornerstone of the state.

8 Since Pittsburgh was in the international spotlight
9 for the G20 Conference in 2009, over three dozen Chambers of
10 Commerce throughout the United States and Canada have visited
11 Pittsburgh to learn from the successes of our waterfront
12 redevelopment story.

13 The Waterfront Development Tax Credit will make it
14 possible for towns and cities all over Pennsylvania to
15 replicate the type of job creation of improved quality of life
16 and increased economic development that we have seen in
17 Pittsburgh for the past decade and a half.

18 MR. SUKERNEK: Chairman Benninghoff, members of the
19 Committee, I also thank you for allowing me the opportunity to
20 testify before you today.

21 Lisa has just told you the story of how, since the
22 inception of Riverlife in 1999, Pittsburgh has transformed its
23 riverfronts. What is less evident, but no less important, is
24 the fact that the investment of approximately \$130 million
25 directly along our downtown riverfronts has drawn over \$4

1 billion of additional adjacent investment in the form of
2 corporate headquarters and office buildings, hotels, sports and
3 entertainment complexes and residences. What this means is
4 that for every dollar invested directly in riverfront projects,
5 there has been approximately \$30 of investment adjacent to the
6 rivers.

7 We believe that the Waterfront Development Tax
8 Credit would be the catalyst to replicate this type of return
9 statewide. Pennsylvania is uniquely advantaged as a water-rich
10 region comprised of six major river basins, the Delaware, the
11 Susquehanna, the Genesee, the Potomac, the Ohio, and Lake Erie,
12 with an estimated 86,000 streams and river miles and 161,455
13 lake acres. In the East there's 17 square miles of Delaware
14 Estuary and 512 acres of tidal wetlands. In the northwest, 63
15 miles of Lake Erie shoreline. And scattered throughout the
16 state are 403,924 freshwater wetlands. In fact, of the 67
17 counties in Pennsylvania, 64 have significant creeks, rivers or
18 lakes.

19 The Waterfront Development Tax Credit would provide
20 a vehicle for corporations to invest in waterfront projects
21 that will exact benefits for citizens, for the economy and for
22 investors.

23 Non-profit organizations, like Riverlife, with
24 experience in catalyzing waterfront development, will be
25 eligible to assist with the implementation of projects that

1 will have a substantial impact throughout the Commonwealth.

2 The funds that would be made available through this
3 credit would be used on amenities that benefit the public,
4 amenities that have been shown to attract residents and
5 visitors to waterfront cities and towns but too often are left
6 out of projects because there is no room for them in the
7 development budget.

8 Consider the following examples of items that these
9 funds could be used for: Accessible bike and pedestrian
10 pathway connections with public trails and rights-of-way that
11 increase public access and connect neighborhoods to the water
12 and assist in the implementation of continuous trail systems
13 along waterfronts; green and energy-efficient streets,
14 ecologically-landscaped waterfront parks and gardens and
15 open-space extensions from the neighborhoods that capture
16 rainwater, restore tree canopy and/or create native habitat to
17 serve as a setting and benefit for new buildings. Bank
18 stabilization to promote erosion control, storm water
19 management and aquatic habitat; or, for amenities that draw
20 people and companies to the water and provide improved safety
21 conditions for those who are already there, items like
22 boardwalks, seating, drinking fountains, emergency call boxes,
23 mileage markers, bicycle storage, water landings and marinas,
24 maps and signage, and energy-efficient lighting.

25 MS. SCHROEDER: As you've heard today, we believe

1 that Pittsburgh stands as a model for the benefits of investing
2 in waterfront development projects, and we believe that the
3 lessons we've learned over the past 15 years can be used to
4 help other communities across Pennsylvania. Well-planned
5 waterfronts benefit local economies, catalyze development and
6 create jobs.

7 We've learned a number of valuable lessons since
8 1999 and have created a "A Guide to Riverfront Development"
9 based on best practices for design and development, and you
10 have copies in front of you. It is our hope that this guide
11 will serve as a resource for property owners, planners,
12 developers, public agencies and other non-profit organizations
13 who want to seize moments of opportunity and maximize the
14 potential of their waterfront assets.

15 The proposed legislation, which we believe to be the
16 first of its kind in the nation, provides the opportunity for
17 Pennsylvania to set a nationwide standard of how to capitalize
18 on the potential of waterfront sites and, in so doing, attract
19 investment into the state to generate long-term value through
20 public/private partnerships.

21 Again, thank you, Chairman Benninghoff and members
22 of the Committee, for this opportunity to comment on HB 1461.

23 CHAIRMAN BENNINGHOFF: We thank you both for your
24 testimony. Questions, Representative Grove, Representative
25 Evankovich.

1 REPRESENTATIVE GROVE: Thank you. Good to see you
2 again. Obviously, economic development on waterfronts is
3 currently happening. So what's the argument of doing a \$10
4 million tax credit to spur it on?

5 MS. SCHROEDER: As I think Jay alluded in his
6 testimony, when working with developers, it's often the case
7 that investing the extra dollar in --- without the requirement
8 to do so in public access. While the evidence is in that it
9 garners value for both public and the private sector, often
10 it's not accommodated by a standard development pro forma. So
11 we believe that by incenting that development so that there's a
12 benefit on both the public and private sides, that that value
13 will be realized faster. It's probably important to point out
14 that in a draft of the legislation, 95 percent of these dollars
15 go into projects as a requirement. So this is not --- these
16 are not funds that are funding organizations. This is ---
17 these are funds that are going straight into the elements that
18 probably would not be included from an affordability standpoint
19 as part of a development project.

20 REPRESENTATIVE GROVE: I applaud the title language
21 in here to ensure --- you know, having existed of five years,
22 the Board of Directors needs to emulate and complete a water
23 development plan. I think that's important for the board, to
24 make sure we have sustainable waterfront management moving
25 forward. Have you done any analysis of how many entities are

1 currently eligible for that across the Commonwealth, off the
2 top of your head?

3 MS. SCHROEDER: Not to see exactly how many,
4 although it would be interesting to do that and we'd be willing
5 to try. What we do know, and I think what's been alluded to
6 here today, is that this activity is happening in so many
7 places. I do know that in Bethlehem, in Reading, in lots of
8 cities and towns throughout the state there are --- there's
9 activity going on and organizations formed to spearhead it. We
10 would certainly be --- we try to be available as a resource, as
11 I think the organizations in Philadelphia do, too, to the
12 formation and the qualification of other organizations.

13 REPRESENTATIVE GROVE: And one other question. How
14 fast do you think the \$10 million will be used up if this would
15 be implemented?

16 MS. SCHROEDER: Great question. Instantly. But
17 there are --- there's so much demand for this kind of work, for
18 this kind of development, for the benefits now that are coming
19 back to the community and to developers.

20 We know that in Pittsburgh alone there are several
21 projects that are moving of all sizes. The cumulative
22 projected investment is in the hundreds of millions. So there
23 is, again, we think a very appropriately-drafted clause that
24 provides that projects be ready to go.

25 I would imagine that the number of --- of all of the

1 waterfront projects that we all know about, I would imagine
2 that the shovel-ready, if you will, eligibility probably
3 narrows down fairly quickly. So we ---. Do you want to ---?

4 MR. SUKERNEK: Just a point of clarification,
5 Representative Grove. And I think this goes also to ---.

6 CHAIRMAN BENNINGHOFF: Can you pull the micro ---
7 I'm sorry I'm being loud. That's for the people behind us,
8 actually.

9 MR. SUKERNEK: A point of clarification for you and
10 also a question Representative Davidson asked earlier relative
11 to creeks and streams. And the way the legislation is
12 currently drafted, there is no requirement for an organization
13 to use these on projects that are in their backyard. In fact,
14 the idea behind it is that there might be places where there
15 are development plans on a creek or a stream in a suburban
16 county, but they may not have a waterfront development
17 organization that has the experience in doing these projects
18 and understanding the types of permitting issues that take
19 place, native plannings and the design that's required on
20 waterfronts. And the idea is for organizations that have the
21 experience doing this to be able to move out of places like
22 Pittsburgh and Philadelphia and go into some of the smaller
23 communities and assist them to actually implement these
24 projects much quicker than they would be able to accomplish
25 today.

1 And the other piece is, you know, the access to
2 capital --- or actually to corporate donations, you know, an
3 organization in the center of the state or the north center of
4 the state may not have the access to corporations that are
5 willing to develop to donate large sums of money, but
6 organizations that are in the economic centers may have that
7 access, would then be able to generate the money and take it to
8 portions of the Commonwealth where that money wouldn't
9 necessarily be invested as things stand today.

10 REPRESENTATIVE GROVE: Thank you.

11 CHAIRMAN BENNINGHOFF: Representative Evankovich?

12 REPRESENTATIVE EVANKOVICH: Thank you, Mr. Chairman.

13 Good morning. I have three, I think, simple questions. In the
14 projects that you guys have taken on in the Pittsburgh area,
15 what is the typical ownership situation? Is the land donated
16 to Riverlife? Does it maintain private ownership, joint
17 ownership? Can you explain that and kind of how this tax
18 credit --- portions of this tax credit would ever be used for
19 land acquisition and things of that nature?

20 MS. SCHROEDER: There is literally no typical
21 ownership structure in Pittsburgh. In the prime study, the
22 area that we've been working in, which is about 13 miles of
23 riverfront, there are well over 30 property owners. There is
24 no requirement. But interestingly enough, for Pittsburgh, for
25 public access along the riverfront edge, there is a setback

1 requirement but no access requirement. So working with owners,
2 both public and private, and there are at least five public
3 agencies that own property within the center of urban
4 waterfront, as well as a host of private, we're always working
5 to construct a project that will allow public access, whether
6 or not the property is owned by the public. An example might
7 be the casino. We developed a public riverfront. It's
8 actually owned by the casino. There is a lease that's been
9 executed with City Council in order to ensure public access as
10 part of the project. But the project was supported as part of
11 the development at their own cost. So every combination is a
12 little bit different. And does that answer your question? You
13 had a second part.

14 REPRESENTATIVE EVANKOVICH: I think that answers my
15 first question. The second one is you mentioned setback
16 requirements. Given that your organization typically does work
17 along the river, is there different setback requirements for
18 rivers and streams and things of that nature? And it's
19 actually something that we worked on, we are working on in
20 other committees. What is the cost of compliance for these
21 river development projects? Is it a heavy cost component in
22 your development along the riverfront?

23 MS. SCHROEDER: As Jay pointed in the ratio,
24 obviously these projects are --- you know, do require
25 significant investment. So I don't want to, you know,

1 underplay that. But what we're finding is the cost is a small
2 percentage of the overall capital cost of the project. That
3 dollar invested in open space to \$30 invested along the edge
4 gives you some sense of the proportion of a capital development
5 relative to the kind of landscaping bioengineering and
6 infrastructure that needs to take place along the riverfront.

7 In Pittsburgh --- and I'm sure that every community
8 is unique, we think that the tax credit provides flexibility,
9 to that point. But in Pittsburgh, there is no requirement to
10 invest in riverfront edge. So there's a current development
11 proposed that would have 300 residential units, and it could
12 proceed with no improvement to the river bank, which would mean
13 no riverfront access for a trail, and then the possibility of
14 bank erosion.

15 From a technical standpoint, we have determined that
16 95 to 100 feet is a minimum bank --- is a minimum distance of
17 setback from a bank in order to capture storm water, clean and
18 filter it, and also stabilize banks and reinstitute native
19 plant species. I was very interested to read --- a lot of the
20 master plans in Philadelphia hold exactly the same standard of
21 100 feet. So I think, from a biological and environmental
22 dedication and public access standpoint, that's becoming a
23 standard. But it's not a requirement. It's --- what we've
24 been trying to do is to come to some solution where there's a
25 voluntary partnership between the entity that's developing the

1 property and the desire to create public access off the edge.

2 REPRESENTATIVE EVANKOVICH: And lastly, do you think
3 that it would be beneficial in the bill to include some type of
4 a cap per organization? In other words, with a \$10 million tax
5 credit, conceivably on a first come/first serve basis, the
6 first applicant can get the entire tax credit. And the way
7 that I read the language, and the staff can correct me, is that
8 the money has already been spent. So, in other words, you
9 could try to enter into an arrangement with a private donor ---
10 private company donor, that they would donate \$3 million. And
11 because of their application on June 1st or June --- or July
12 1st from another project in another part of the state ate up
13 that entire tax credit, part of my concern would be that,
14 without some type of a cap, your best intention ---.

15 MS. SCHROEDER: It would all go to one place.

16 REPRESENTATIVE EVANKOVICH: Right. Do you think
17 there's some validity to that?

18 MR. SUKERNEK: I think so. And I'd have to go back
19 and reread the bill. One of the checks and balances that is in
20 this bill is that the donation is not necessarily tied to a
21 particular project. So the donation has to come first. And
22 basically if they want to donate --- an organization wants to
23 donate to save Riverlife to work on a specific project, come
24 give us the money, and we'll work on that specific project.
25 But if you're investing and the extra benefit that you get from

1 the investing in a waterfront development organization is the
2 additional benefit of a tax credit, you're essentially giving
3 that organization the money to put into a general project
4 bubbles up. So you're not tying the donation to the
5 organization to a donation on the project. And so, one, the
6 donations aren't tied. Two, in order for a project to be
7 approved, the project itself has to get approved by DCED and
8 DCNR. So I think we've built the checks and balances into the
9 bill so that this type of abuse couldn't take place that you're
10 talking about.

11 REPRESENTATIVE EVANKOVICH: And I'm not suggesting
12 that it would be abused. It's just that you'd want to make
13 projects --- tax credits on ---.

14 MR. SUKERNEK: Absolutely.

15 REPRESENTATIVE EVANKOVICH: It's something you might
16 want to think about. Thank you.

17 CHAIRMAN BENNINGHOFF: Representative Dean? And
18 those at the table, we're having trouble hearing you. If you'd
19 pull the mic close to you whenever you answer a question, it
20 would be helpful.

21 REPRESENTATIVE DEAN: Thank you, Mr. Chairman.
22 Thank you, Jay and Lisa, for your testimony. I apologize I was
23 late in getting here. So if I ask something that has already
24 been covered, I hope you'll forgive me.

25 But number one, you have the experience, this

1 legislation anticipates that it would be through non-profit
2 entities, the donations, and therefore, the tax credit. What's
3 the rationale and the reasoning towards your support for that?

4 MS. SCHROEDER: The --- and I think we heard from
5 the Schuylkill River Development Corporation, which is a very
6 --- which is a similar organization that has formed for similar
7 reasons, which is that there are very few --- communities of
8 all sizes have very few and precious resources for these ---
9 for this kind of investment. So in many, many places across
10 the state, advocacy has been undertaken by non-profit
11 organizations who can raise funds from a variety of sources and
12 also offer the ability for private --- philanthropy or private
13 contributions to be tax deductible, so non-profit organizations
14 are often serving as both advocate and broker, if you will, of
15 the partnership arrangement.

16 They're also guided, of course, by LYTOL (phonetic)
17 to direct resources into the mission, into the restricted
18 mission of the organization. There is --- it's critically
19 important, of course, as Jay was explaining, that this be
20 overseen also by a government agency, so that --- DCED, so that
21 there is plenty of transparency, lots of oversight, and also a
22 statewide view. But I have talked to at least a score of
23 non-profit entities throughout the state that have undertaken
24 public master plans and are working to implement these projects
25 in partnership with government.

1 REPRESENTATIVE DEAN: It seems to me that the time
2 frame that Riverlife has been around is historically important
3 and you've seen, I would imagine --- my question is have you
4 seen a shift in the will and the ambition of communities to
5 create more livable communities through the very type of
6 development you're talking about?

7 I was involved in the advocacy in my neighborhood, a
8 suburban community here outside of Philadelphia, for investment
9 back in the '90s through the ISTEA legislation for trails, bike
10 pads and bikeways, and there was the resistance that you
11 detailed for the Chairman. Now, oh, it sounds great, but not
12 in our own community, and I don't want to make these
13 connections. But I feel like I will --- and because of the
14 real value that these things add to the community, has shifted.
15 Has your experience in the last 15 years proved that?

16 MS. SCHROEDER: Absolutely. And I think part of it
17 is that more and more people experience access now to the
18 water, so it has built an appetite for people to use the water
19 for both recreational purposes and also businesses find that
20 locating business on the water is a great attractor for
21 employees. So now we're seeing the evidence. And it's like
22 any other form of momentum. It can be exponential over time.

23 It may be important to point out and also
24 encouraging that when Pittsburgh started to look at the
25 possibilities for riverfront revitalization, the city was in

1 the worst shape it may have ever been in economically. It was
2 under, you know, oversight by the Commonwealth and in a state
3 of fiscal distress, and so there was a feeling that it was
4 hardly an optimistic time. And I think that the combination of
5 having the public come forward and be asked aggressively to
6 share what their aspirations were for the community and for
7 connecting neighborhoods to the rivers was helpful, as was
8 having a group of citizens dedicated to sticking with it over
9 the long term until you got to the point that was ascribed on
10 the Schuylkill River, where you can take a boat ride and you
11 can see the distinction in properties before and after and you
12 can see what's possible once these partnerships come together
13 and make collective investments.

14 There is a nationwide movement to reclaim
15 waterfronts. It started 30 or 40 years ago. We're all part of
16 it. But I think in my personal and professional experience,
17 what's happening now is really a recognition on behalf of
18 individual citizens that this makes life better. It makes life
19 better for their families. It's a legacy for their children.
20 It's something that we've all experienced somewhere, somehow
21 along the way, and it's a way of knitting our cities back
22 together and making them better than they were before.

23 REPRESENTATIVE DEAN: I agree with you. And one of
24 the things that I noticed is that, as the communities do
25 reconnect, that I think we've seen the national trend, young

1 people want to go and have jobs and employment where these
2 kinds of developments are taking place. They also want to use,
3 you know, different modes of transportation, whether it is
4 walking or biking or public transportation. Those connections
5 really matter to the younger population. So we get more people
6 seeking jobs in these waterfront developed areas, I think.

7 Is there any impact, have you seen it, on crime
8 rates from your development? Does the city reveal any shift in
9 crime rates?

10 MS. SCHROEDER: Great question. You know, we had
11 researched that. What --- in Pittsburgh, the pattern is
12 typically going from, and I think one of the testifiers said
13 this, from zero people to many people. So it tends --- that
14 tends to be a great formula in terms of increasing safety,
15 visibility and vitality.

16 I will agree that we have not been aware nor can I
17 think of a crime issue related to reclaiming these waterfronts,
18 but it's certainly something that we can look into with
19 security and law enforcement and see what their feeling is
20 about it at that point. Thank you very much.

21 CHAIRMAN BENNINGHOFF: Representative Keller, I
22 believe.

23 REPRESENTATIVE KELLER: Thank you, Mr. Chairman.
24 And I want to thank all the testifiers. Lisa and Jay, I
25 appreciate what you had to say and the success in Pittsburgh.

1 We talk about the investment and how it creates revenue and
2 jobs and also increases property --- property values in these
3 areas. In Pittsburgh, was there any local governments that
4 actually contributed incentives in the form of taxes --- or,
5 you know, that helped these areas along the Allegheny and Ohio
6 Rivers, as you mentioned?

7 MS. SCHROEDER: The signature project in which the
8 city invested not revenue but a tremendous amount of leadership
9 in working at the state level and at the federal level to bring
10 resources to Pittsburgh's waterfronts is the North Shore
11 Development, where the --- where Heinz Field for the Steeler
12 Stadium and PNC Park for the Pirates was built, and then a
13 state-of-the-art riverfront park connecting them, which really
14 changed the paradigm in Pittsburgh for riverfront design and
15 access. And one thing that's very interesting is the
16 philanthropic sector contributed \$14 million to the capital
17 cost of the park connecting the stadiums. So again, it was ---
18 you know, it was truly a partnership.

19 Since that time, the city is our partner in terms of
20 working on design issues, on implementation issues. We're
21 working hard to connect regulations that surround storm water
22 and environmental indication, and so we have a constant tag
23 team from a regulatory and oversight standpoint between
24 developers and the city and ourselves as projects are executed.
25 Has there been any municipal resources, actually?

1 MR. SUKERNEK: There have not been --- to my
2 knowledge, there have not been city tax credits or issues in
3 relation to the development, but there have been other tax
4 credits, like the historic tax credit used on many of the
5 renovation projects along the riverfront.

6 REPRESENTATIVE KELLER: And they would have been
7 federal or state credits. And I guess the value I'm asking ---
8 if I can make a point. In order to help the dollars in this
9 tax credit go a little farther and then get a little more work
10 done, if this is beneficial and it benefits the communities
11 where the work is happening, shouldn't they have a little skin
12 in the game, so to speak? I mean, it's really not costing
13 them. They're just doing the same thing the Commonwealth is
14 doing. And if you're saying there's value in it for the state
15 to do it and it improves these communities, I certainly think
16 that --- and I don't know if we should think about qualifying
17 this, that there be a certain amount of local help along the
18 same kind of lines as either a property tax credit or some of
19 those things from either a school district or a county
20 government or a city government, wherever the municipality is
21 or the political subdivision whatever is happening. I just
22 think that it's an interesting thing because a lot of times I
23 hear, oh, goodness, we're taking our money and we're building
24 --- you know, you mentioned Heinz Field and those areas. We're
25 building these stadiums. You know, we're using, you know,

1 whether it's tax credits or whatever, but the local community
2 had a little skin in the game because, yeah, it does benefit
3 them also, and here's what the local people are putting up or
4 guaranteeing, as well as the state or federal. So your
5 perspective on whether you think that will be beneficial or not
6 --- or should I say the drawbacks or the pluses to that?

7 MS. SCHROEDER: Well, I think that it's a very smart
8 question. I think the skin in the game from all sectors is
9 really important for lots of reasons. And we would be
10 certainly willing to think through that. As you're talking,
11 one of the things that's going through my mind, quite honestly,
12 is that in my --- in the last 20 years, my experience is that
13 cities don't have money. And that sounds flip, but I mean that
14 --- I mean that very seriously. So determining how they have
15 resources and they have the ability to enact requirements and
16 guidelines in some cities in other states will exact --- have
17 developers' actions where developers are required to invest in
18 riverfront edges. So I think there is probably --- there are
19 probably a number of ways that cities and towns could be
20 engendered to come forward with commitments and skin in the
21 game, as you say. I think it's a good concept, and we'd be
22 delighted to help think through that.

23 REPRESENTATIVE KELLER: Thank you.

24 CHAIRMAN BENNINGHOFF: Any other members? I want to
25 thank Jay and Lisa ---. I just want to make sure I pay

1 attention. My Executive Director says Margo Davidson. He's
2 very astute, too. Representative Margo Davidson.

3 REPRESENTATIVE DAVIDSON: Thank you, Mr. Chairman.
4 Thank you again for your testimony. And thank you for your
5 follow-up response to the question I asked earlier. And just
6 to piggyback on that a little bit more, when you talk about the
7 experience of these riverfront --- waterfront corporations, I
8 would --- it seems that they do also have experience dealing
9 with a number of different entities to get a development
10 project done. Would that also include working with local
11 non-profit organizations? So if you would come into an area,
12 would you see a problem in working with the local non-profit
13 development organizations that might not have necessarily done
14 a waterfront project but are interested in developing the
15 waterfront property in their area? Can you speak to that?

16 MS. SCHROEDER: We'd be delighted. It would be a
17 great opportunity and a challenge as well to figure out how to
18 make this kind of work go forward in different locations and
19 different circumstances.

20 We have, as an organization --- because we raise our
21 support and we're committed to results to the donors, we have
22 focused without our prime area, our prime location for
23 implementation. At the same time, one of the things we try to
24 do and really a prime reason behind our publishing these design
25 guidelines is to take the knowledge and the experience that we

1 gather along the way and disseminate it as broadly as possible.
2 What you're talking about is really a much more direct
3 relationship, where we could work with organizations and help
4 build capacity. And that certainly is very much within our
5 non-profit mission and also within the range of the passion for
6 what we like to do. Do you have anything to add?

7 REPRESENTATIVE DAVIDSON: Thank you.

8 CHAIRMAN BENNINGHOFF: Thank you very much. When
9 you were speaking, actually returning some information to
10 Representative Dean, you talked about the crime statistics.
11 And I think our little sidebar was more about the fact that I
12 would look at that as probably enhancing the area there and
13 having a presence probably reduces that. But I thin it would
14 be interesting to know that. But if you are able to take the
15 time to look into that some time, I'd also encourage maybe
16 sharing the ability to obtain the acreage value of properties.
17 You know, I'm thinking about this little river where I have
18 seen before and afters. I think that's kind of a
19 self-diagnostic story in itself. You can see that if I'm the
20 next house down that hasn't been improved, I'm almost --- must
21 think, geez, if I see this guy's value --- \$20,000 property now
22 has gone up to \$120,000, maybe it's worth my investment. And I
23 think that's all I gave behind Representative Killion's bill,
24 is to be a catalyst for that type of thing. For those of us
25 who don't see it on the forefront every day, maybe we don't

1 think locally about that. But I think those two statistics
2 would be neat to be able to look at. It really would be
3 self-diagnostic.

4 MS. SCHROEDER: And you may have heard our sidebar,
5 which was exactly on that line. One city that we know that has
6 done what you're describing is Chicago as part of looking at
7 and evaluating the investment in completing their riverfront,
8 the last six blocks of their riverfront. And we've been
9 talking about committing to an analytic study in Pittsburgh
10 that would look for --- so far we've counted backward. We've
11 been able to look at it, when we built it, they came. But
12 absolutely, we will immediately implement that study and get
13 the results to you as fast as we can.

14 Your point about crime as well, there have been a
15 number of comments and questions about long-term sustainability
16 and maintenance. I think that presence on the trails for
17 security, as well as for maintenance, is a challenge that we're
18 all facing. And I hear this from all over the country. So
19 part of this endeavor is to be that long-term maintenance of a
20 more heavy use, more crowded, lots more activity, and how do we
21 keep that going.

22 CHAIRMAN BENNINGHOFF: Almost self-policing?

23 MS. SCHROEDER: Right.

24 CHAIRMAN BENNINGHOFF: Anything else from the
25 members? Representative Killion? Want to vote?

1 I want to thank the members to take the time to come
2 here. I want to take our gracious host for hosting us here at
3 this wonderful facility, Representative O'Brien for being our
4 host Representative. And we look forward to discussing this a
5 little bit more. This meeting is officially adjourned. Thank
6 you.

7 MEETING ADJOURNED AT 11:54 A.M.

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CERTIFICATE

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3 I hereby certify, as the stenographic reporter, that
4 the foregoing proceedings were taken stenographically by
5 me, and thereafter reduced to typewriting by me or under my
6 direction; and that this transcript is a true and accurate
7 record to the best of my ability.
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