

# THE MINUTES OF THE STATED MEETING OF THE PHILADELPHIA CITY PLANNING COMMISSION

THURSDAY, MARCH 10, 1:00 P.M.  
IN PERSON IN ROOM 18-029, 1515 ARCH STREET, AND ON ZOOM  
JESSIE LAWRENCE, CHAIR

The meeting was held in person in room 18-029, 1515 Arch Street, and remotely via Zoom video and audio-conferencing software.

## CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:18

Jessie Lawrence, Chair, called the meeting to order and announced the presence of a quorum.

The following Commissioners joined:

Commissioner	Present	Absent	Comment
<b>Jessie Lawrence, Chair</b> – Department of Planning & Development	X		
<b>Tavare Brown</b> – Director of Finance Designee	X		
<b>Patrick Eiding</b> – Community Representative		X	
<b>Maria Gonzalez</b> – Community Representative		X	
<b>Dawn Summerville</b> – Commerce Department Designee	X		
<b>Brian Clinton</b> – Managing Director Designee	X		
<b>Ximena Valle</b> – Architect		X	
<b>Joyce Lee</b> – Urban Planning Professional	X		

The following staff members were present:

Octavia Howell, Executive Director

Eliza Bower

Amy Boyd

Kyle Brown

Terrell Brown

Sydney Conaway

Keith Davis

Daniel Farrell

David Fecteau

Henry Felsman  
Elizabeth Fuselier  
Michael Gall  
Rebekah Grimes  
Cindy LaRue  
Ian Litwin  
Madison Matera  
Mina Monavarian  
Dan Powers  
Abigail Sobotka-Briner

## **AGENDA**

### **Item 1**

#### **Action Items: Recommended Fiscal Years 27-32 Capital Program. Recommended Fiscal Year 27 Capital Budget.**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:04:40

#### **PRESENTERS:**

- Staff member Nate Dorfman presented the proposed budget to the City Planning Commission.

#### **PURPOSE**

The Capital Program is the City's six-year plan for investing in its physical and technology infrastructure, community facilities, and public buildings. The Capital Program aligns with the Mayor's priorities and reflects the City's and partners' long-term commitments and plans, through efforts such as the *Philadelphia2035*. The first year of this plan is the Capital Budget.

The Recommended, six-year, FY27-32 Capital Program proposes to invest \$22.1 in public improvements. The Recommended FY27 Capital Budget includes new and carryforward projects that total \$7.6 billion.

Overall, the \$22.1 billion FY27-32 Recommended Capital Program includes:

- \$814.2 million in Carried Forward Loans (CT)
- \$620.9 million in Operating Revenues (CR) devoted to capital needs
- \$1.5 billion in City New (CN) general obligation loan funding
- \$8.9 billion in Self-Sustaining funds (XT, XR, XN)
- \$228.0 million in Revolving Funds (Z)
- \$10.0 billion in Federal, State, Private, and Other funding

#### **STAFF RECOMMENDATION:**

The Planning Commission staff recommends:

- Approval

**COMMISSIONER COMMENTS:**

Commissioner Lee: A large multi-billion-dollar capital program is enormously complex, and I commend the work and the staff behind that. I do not yet have enough knowledge of the process to make an informed judgment right now, but one suggestion is maybe include some of this material in the commissioner training for incoming commissioners... With that, I do have two questions. One is the carry forward—there's about a 30% increase... Is there a particular reason? Second is federal/state funding receding... How do you project that?

Commissioner Brown: In regard to carry forward... our budgets have been going up over the past few years... It's inflated because of that, but the actual amount of prior-year funding has been decreasing because we've been doing a lot of good work spending money... In regard to your second question... we haven't lost a lot of grants. Most of our funding is formulaic... and our team has done a great job acquiring competitive federal grants.

**PUBLIC COMMENT:**

None.

**ACTION: Approval**

<b>ITEM: Recommended Fiscal Years 27-32 Capital Program.</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Clinton</b>					
<b>SECONDED BY: Summerville</b>					
VOTE					
<b>Commissioner</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Recuse</b>	<b>Absent</b>
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez					X
Dawn Summerville	X				
Brian Clinton	X				
Ximena Valle					X
Joyce Lee			X		
Total	3		1		3

<b>ITEM: Recommended Fiscal Year 27 Capital Budget.</b>					
<b>MOTION: Approval</b>					
<b>MOVED BY: Clinton</b>					
<b>SECONDED BY: Summerville</b>					

VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Jessie Lawrence					
Tavare Brown	X				
Patrick Eiding					X
Maria Gonzalez					X
Dawn Summerville	X				
Brian Clinton	X				
Ximena Valle					X
Joyce Lee			X		
Total	3		1		3

**ADJOURNMENT**

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:29:02

**ACTION:** Commissioner Summerville moved to adjourn. Commissioner Clinton seconded the motion, which was adopted by unanimous consent.

**PLEASE NOTE:**

- *Minutes of the Philadelphia City Planning Commission are presented in action format. Additional information is available in the video recording for this meeting. The start time for each agenda item in the recording is noted. Planning Commission staff generated these minutes with assistance from M365 Copilot. Copilot summarized the presentations by staff, and conversations between staff and Commissioners.*

<b>Attended</b>	<b>User Name (Original Name)</b>	<b>Join Time</b>	<b>Leave Time</b>	<b>Time in Session (minutes)</b>	<b>Is Guest</b>	<b>Country/Region Name</b>	
Yes	David Fecteau PCPC Staff (David Fecteau)	3/10/2026 9:11	3/10/2026 9:42	32	Yes	United States	
Yes	Michael Gall (PCPC Staff) (Michael Gall)	3/10/2026 9:01	3/10/2026 9:42	42	Yes	United States	
Yes	Abigail Sobotka/Briner	3/10/2026 8:55	3/10/2026 9:06	12	Yes	United States	
Yes	Abigail Sobotka/Briner	3/10/2026 9:06	3/10/2026 9:42	37	Yes	United States	

Attended	User Name (Original Name)	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Dan Powers	3/10/2026 9:13	3/10/2026 9:42	29	Yes	United States
Yes	Terrell Brown	3/10/2026 9:15	3/10/2026 9:19	4	Yes	United States
Yes	Nicole Hostettler	3/10/2026 9:13	3/10/2026 9:41	28	Yes	United States
Yes	Henry Felsman	3/10/2026 9:14	3/10/2026 9:42	29	Yes	United States
Yes	Stephanie Pennypacker	3/10/2026 9:34	3/10/2026 9:42	8	Yes	United States
Yes	Daniel.Farrell	3/10/2026 9:13	3/10/2026 9:42	30	Yes	United States
Yes	Liz Fuselier, PCPC Staff	3/10/2026 9:14	3/10/2026 9:42	29	Yes	United States
Yes	Lamei Zhang (she/her)	3/10/2026 9:13	3/10/2026 9:42	30	Yes	United States
Yes	Chris Keo-GPASS	3/10/2026 9:14	3/10/2026 9:18	4	Yes	United States
Yes	Cindy LaRue (Staff)	3/10/2026 9:22	3/10/2026 9:42	21	Yes	United States
Yes	Natalie Mason	3/10/2026 9:13	3/10/2026 9:42	30	Yes	United States
Yes	keith.f.davis	3/10/2026 9:14	3/10/2026 9:42	29	Yes	United States
Yes	Nicholas Taylor	3/10/2026 9:13	3/10/2026 9:42	30	Yes	United States
Yes	a weiss/SoLo	3/10/2026 9:13	3/10/2026 9:42	30	Yes	United States
Yes	Eliza Bower	3/10/2026 9:25	3/10/2026 9:42	18	Yes	United States
Yes	Sydney Conaway (she/her)	3/10/2026 9:13	3/10/2026 9:21	9	Yes	United States
Yes	Sydney Conaway (she/her)	3/10/2026 9:21	3/10/2026 9:42	21	Yes	United States
Yes	Mina Monavarian	3/10/2026 9:13	3/10/2026 9:42	30	Yes	United States
Yes	Rebekah Grimes	3/10/2026 9:14	3/10/2026 9:42	29	Yes	United States
Yes	David Kanthor	3/10/2026 9:13	3/10/2026 9:30	18	Yes	United States
Yes	Kyle Brown	3/10/2026 9:13	3/10/2026 9:16	4	Yes	United States
Yes	Kurt Constantine	3/10/2026 9:13	3/10/2026 9:42	30	Yes	United States
Yes	Ian Litwin (staff)	3/10/2026 9:28	3/10/2026 9:42	15	Yes	United States
Yes	Amy Boyd	3/10/2026 9:25	3/10/2026 9:42	18	Yes	United States