COUNCIL OF THE CITY OF PHILADELPHIA

COMMITTEE ON PUBLIC PROPERTY AND

PUBLIC WORKS

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, April 24, 2017
4:00 p.m.

PRESENT:
COUNCILMAN BOBBY HENON, CHAIR
COUNCILMAN ALLAN DOMB
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN DAVID OH

BILLS 170108, 170139, 170142, 170168, 170288, and 170309
RESOLUTION 170048

- - -

COUNCILMAN HENON: Good afternoon, ladies and gentlemen. We will start our Committee on Public Property and Public Works.

Bill No. 170288 is going to be held at the call of the Chair and Resolution No. 170048 will be re-referred to committee.

Clerk, would you please read the title of the bills.

THE CLERK: Bill No. 170108, an ordinance authorizing the Director of the Free Library of Philadelphia and the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease with the Philadelphia Authority for Industrial Development, tenant under a master lease with the landlord, for space in the building located at 1500 Spring Garden Street to house the Library for the Blind and Physically Handicapped, under certain terms and conditions; and

Bill No. 170139, an ordinance

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority for use by the City of a portion of the premises located at 1500 John F. Kennedy Boulevard, all under certain terms and conditions; and

Bill No. 170142, an ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease with the Philadelphia Authority for Industrial Development for the use by the City of the premises located at the Callowhill Center, 421 North 7th Street, under certain terms and conditions; and

Bill No. 170168, an ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Authority for Industrial Development for the use by the City of the premises located at 1101

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

Market Street, under certain terms and conditions; and

Bill No. 170309, an ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest to all or a portion of a parcel of land located in the area bounded by East Bristol Street, O Street, Leiper Street and the Frankford Creek; all under certain terms and conditions.

COUNCILMAN HENON: Thank you.

Is there anyone here -- first, I'd like to recognize that a quorum is present. To my left I have Councilman Greenlee, Councilman Domb, and to my right Councilman Oh.

Is there anyone from the Administration that wishes to testify on Bill No. 170108?

(Witnesses approached witness table.)

COUNCILMAN HENON: Good

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

afternoon. You can state your name for the record and you may proceed with your testimony.

MS. REARDON: Good afternoon. I'm Siobhan Reardon, President and Director of the Free Library of Philadelphia, and I'm joined today by Keri Wilkins, who is the Regional Librarian for the Library for the Blind and Physically Handicapped.

And you are?

DEPUTY COMMISSIONER CASIMIR: Dominique Casimir.

MS. REARDON: Dominique Casimir from Public Property.

So good afternoon, Chairman Henon and members of the Public Property and Public Works Committee. I'm, as I said, Siobhan Reardon, President and Director of the Free Library. I'm pleased to appear before you in support of Bill No. 170108, which will allow us to enter into a sublease with PAID for new space for the Library for the Blind

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

and Physically Handicapped at 1500 Spring Garden Street. More importantly, this will enable us to provide vastly improved services to customers of this location.

The Library for the Blind and Physically Handicapped, or otherwise known as LBPH, is part of the National Library Service for the Blind and Physically Handicapped within the Library of Congress, is one of the network of 103 such agencies, including two in Pennsylvania, charged with serving those who have difficulty reading due to a physical impairment, reading disability or vision challenge. We offer a wide range of materials and services both in person and through the mail, including braille and audio books and magazines, large print books and descriptive videos. For those who can visit, we also offer digital book machines and accessible computers.

Additionally, LBPH staff conduct outreach statewide to inform

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

eligible users of these services. LBPH has been located at 919 Walnut Street since 1975, and our customers' needs have changed since then and we have been seeking an alternative location. Further, in light of reorganization of some services within the Carnegie Library of Pittsburgh, LBPH in 2012, we have intended to decrease our space from nearly 16,200 square feet to a more appropriate size.

After looking at a number of spaces, we identified 1500 Spring Garden as best meeting our needs. The building offers almost 10,200 square feet on the second floor of an office space, plus a loading dock to ship materials. It is one block from the Spring Garden Station of Broad Street Line and served by two bus routes and CCT Connect.

The rent for square foot has increased due to the shift from warehouse classified space through this -- though this is paid in part through an annual

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

appropriation from the Commonwealth of Pennsylvania.

The landlord has agreed to fit out the space through improvements that are valued at approximately $500,000. This will include creating offices and storage spaces, two recording studios, and talking book center, among other things, all done in consultation with the Library for the Blind staff. In order to make this investment, the landlord has requested a 15-year lease term. This will be done by entering into a sublease with the Philadelphia Authority for Industrial Development. The term sheet attached to the ordinance describes the specific details of the transaction.

Ultimately our goal is to provide the best possible service to our customers who have visual and physical handicaps. This new space will help us accomplish that.

I urge the Committee to report Bill No. 170108 favorably and to suspend

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

the rules so as to permit first reading of the bill at the next session of Council, and I'll be happy to answer any questions you may have.

There's one more thing I have to add to this and, that is, I would request that the bill be amended to include the term sheet that describes the lease details. The proposed amendment was submitted previously through the Mayor's Office, and I respectfully request this amendment be adopted by the Committee.

COUNCILMAN HENON: Thank you. We do have our amendment here and it's been circulated for all our members' view in a timely fashion.

Any members of the Committee have any questions?

(No response.)

COUNCILMAN HENON: That being none, thank you so much for your testimony.

MS. REARDON: Thank you.

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

COUNCILMAN HENON: Is there anyone here that wishes to testify on Bill No. 170108.

(No response.)

COUNCILMAN HENON: That being none, anyone from the Administration wish to testify on 170139.

(Witnesses approached witness table.)

COMMISSIONER GREENWALD: Good afternoon, Chairman Henon and other members of the Committee on Public Property and Public Works. My name is Bridget Collins-Greenwald and I am the Commissioner of the Department of Public Property. I am here today to testify in support of Bill No. 170139, an ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Authority for Industrial Development for the use by the City of the premises located at 2 Penn Center, Philadelphia, PA by the

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

City, all under certain terms and conditions.

The City currently leases space in 990 Spring Garden for the Office of Adult Education. As this new lease will terminate June 30th, 2017, the City entered into a search for a new location. The City recommends the property at 2 Penn Center as this new location. The new lease for the property at 2 Penn Center will commence no later than July 1st, 2017 for a term of five years.

The Department of Public Property supports this measure and, accordingly, I respectfully ask that City Council approve Bill No. 170139.

I am requesting a suspension of the rules so as to allow for the first reading at the next session of Council.

Thank you. I will be happy to answer any questions you may have.

COUNCILMAN HENON: Thank you for your testimony.

The Chair recognizes Councilman

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

Domb.

COUNCILMAN DOMB: Thank you, Mr. Chairman.

And good afternoon. I just have a question. Number 8, tenant improvements, I understand the rent is 23 and a quarter, but it says tenant improvements, landlord under the prime lease shall turnkey the premises based on a mutually acceptable plan. What does that mean in dollar figures? How much per foot are they giving you in tenant improvements?

COMMISSIONER GREENWALD: I'm going to ask Dominique, who negotiated the deal.

DEPUTY COMMISSIONER CASIMIR: In regards to the tenant improvement dollars, it's basically merged into the $23.25 per square foot. It's for the entire premises.

COUNCILMAN HENON: Can you state your name for the record.

DEPUTY COMMISSIONER CASIMIR:

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

I'm sorry. Dominique Casimir, Deputy Commissioner of Real Estate.

COUNCILMAN HENON: Thank you.

COUNCILMAN DOMB: So they're going to charge us $23.25 a foot, and my question is, you're going to have a plan done to renovate the space to your specifications. How much money are they allocating to that plan or is it unlimited?

DEPUTY COMMISSIONER CASIMIR: We can verify that number for you.

COUNCILMAN DOMB: Because that's the important part of this lease, because if they're giving you $10, you can't do what you want. If they're giving you $50, you can do what you want. So that's a very important part of this negotiation.

DEPUTY COMMISSIONER CASIMIR: We do have the broker here that can represent and speak on behalf of the landlord.

COUNCILMAN DOMB: Perfect.

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

(Witnesses approached witness table.)

COUNCILMAN HENON: Can you state your name for the record and then you may proceed.

MR. FREDERICK: Matt Frederick and I'm a commercial real estate broker with PernaFrederick. We're the landlord's representatives at 2 Penn Center.

MR. GUMMEL: Dan Gummel, also with PernaFrederick commercial real estate, match partner on the leasing at 2 Penn Center.

COUNCILMAN DOMB: Thank you both. Give us an idea what the tenant improvement dollar number is for this lease.

MR. GUMMEL: What we're offering to do here is a turnkey fit-out based on a plan that the City produced dated 11/21/16, and we'll turnkey that instead of giving you an allowance so that we can guarantee it's going to be

built out just as shown in this plan.

COUNCILMAN DOMB: Do you have any estimates what that plan costs?

MR. GUMMEL: I'd say it's probably somewhere between $30 and $40 a square foot.

COUNCILMAN DOMB: Okay. That's all I needed to know. Thank you very much. Thanks for your comment.

Thank you.

COUNCILMAN HENON: The Chair recognizes Councilman Greenlee.

COUNCILMAN GREENLEE: Yes, Mr. Chairman, very quickly.

Commissioner, I know the City leases I think other departments at 990, right? And I see in the next bill you're also switching over. Now, is the reason for this -- I mean 2 Penn Center, this location makes more sense? Is that one of the things you're looking at?

COMMISSIONER GREENWALD: Yes. It does for that particular office. They needed to be in Center City and closer to

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

the actual library and to City Hall. So this was in close proximity to both. As you can see with some of the other ones, they don't need to be right in the heart of Center City, the ones we'll get to next.

COUNCILMAN GREENLEE: I figured that. I just want to verify. Thank you.

Thank you, Mr. Chairman.

COUNCILMAN HENON:

Commissioner, I'm just trying to jog my memory from last year. 990 was sold, is that correct, and are the renovations almost complete on the 990 building?

COMMISSIONER GREENWALD: 990 was sold. We had a plan to vacate 990 before all that happened, but, yes, it was sold. So we estimate that by making these moves, we'll save about $200,000 a year in rent.

COUNCILMAN HENON: Great. And that's what I wanted to make sure, that you connect -- everything that you do in Public Property is on a timely fashion

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

that also saves money so you get efficiency and savings to make sure that we have a centralized location for some of the service that we're going to continue to provide.

So when is 990 going to be --

COMMISSIONER GREENWALD: We should be out of 990 -- the last unit should move out by September.

COUNCILMAN HENON: September. So will this fit-out upon approval of City Council, are we going to meet that timeline?

COMMISSIONER GREENWALD: Yeah.

COUNCILMAN HENON: Okay.

COMMISSIONER GREENWALD: I'm confident we will.

COUNCILMAN HENON: Great. Thank you.

Is there anyone else here -- well, first of all, anyone else on Council wants to ask any questions?

(No response.)

COUNCILMAN HENON: Anyone else

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

here wishes to testify on Bill No. 170139?

(No response.)

COUNCILMAN HENON: That being none, thank you for your time.

Anyone from the Administration, Commissioner, wishes to testify on Bill No. 170142?

COMMISSIONER GREENWALD: Good afternoon, Chairman Henon and members of the Committee on Public Property and Public Works. My name is Bridget Collins-Greenwald and I am the Commissioner of the Department of Public Property. I am here today to testify in support of Bill No. 170142, an ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Authority for Industrial Development for the use by the City of the premises located at 421 North 7th Street, Philadelphia, PA by the City, all under certain terms and

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

conditions.

The City currently leases space at 990 Spring Garden for the Licenses and Inspection Central District, the Town Watch program, Fire Department recruitment, and the Fire Department's Employee Assistance Program. As this lease will terminate June 2017, the City entered into a search for a new location. The City recommends the property at 421 North 7th Street as this new location. The new lease for the property at 421 North 7th Street will commence no later than July 1st, 2017 for a term of ten years.

The Department of Public Property supports this measure and, accordingly, I respectfully ask that City Council approve Bill No. 170142.

I am requesting a suspension of the rules so as to allow for the first reading at the next session of Council.

Thank you. I'll be happy to answer any questions you may have.

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

COUNCILMAN HENON:

Commissioner, so -- I'm sorry. Can you just repeat again just for clarity, we're moving some of those facilities from 990 over to 1101?

COMMISSIONER GREENWALD: To 7th Street.

COUNCILMAN HENON: Or to 7th Street.

COMMISSIONER GREENWALD: Yes.

COUNCILMAN HENON: Anyone on the Committee have any questions?

(No response.)

COUNCILMAN HENON: I do not.

Anyone here wishes to testify on Bill No. 170168 [sic]?

(No response.)

COUNCILMAN HENON: That being none, Commissioner, would you like to testify on Bill No. 170309.

142, okay. Anybody here wishes to testify on 170142?

(No response.)

COUNCILMAN HENON: Now that

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

being none, Commissioner, would you like to testify on Bill No. 170168.

COMMISSIONER GREENWALD: Good afternoon, Chairman Henon and other members of the Committee on Public Property and Public Works. My name is Bridget Collins-Greenwald and I am the Commissioner of the Department of Public Property. I am here today to testify in support of Bill No. 170168, an ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Authority for Industrial Development for the use by the City of the premises located at 1101 Market Street, Philadelphia, PA by the City, all under certain terms and conditions.

The City currently leases space at 1101 Market Street for the Philadelphia Water and Health Departments. This is an amendment to our existing lease, which will terminate

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

August 2031. The City recommends the property at 1101 Market Street for the expansion. The new lease for the property at 1101 Market will commence no later than May 1st, 2017 for a term of 14 years and three months.

The Department of Public Property supports this measure and, accordingly, I respectfully ask that City Council approve Bill No. 170168.

I am requesting a suspension of the rules so as to allow for the first reading at the next session of Council.

Thank you. I'll be happy to answer any questions you may have.

COUNCILMAN HENON: Thank you, Commissioner.

How many floors is the Health Department in 1101?

COMMISSIONER GREENWALD: The Health Department is four. This is for Water, not for Health.

COUNCILMAN HENON: This is for Water, okay.

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

COMMISSIONER GREENWALD: This is for -- they're creating that new water affordability program and they're also combining Water and Water Revenue, so the call centers will be together, because you know how people -- that gets confusing for people.

COUNCILMAN HENON: No way. Get out.

COMMISSIONER GREENWALD: Believe it or not, we are doing that. So finally --

COUNCILMAN HENON: I don't know if members know that. That has been something that we've been talking about for years.

COMMISSIONER GREENWALD: Well, all of us have, I'm sure, because we don't know which one to refer.

COUNCILMAN HENON: So on the 6th floor or whatever floor it is, you're going to have Water and Water Revenue?

COMMISSIONER GREENWALD: Yeah. So they're going to --

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

COUNCILMAN HENON: Share space?

COMMISSIONER GREENWALD: Yes, and the affordability program.

COUNCILMAN HENON: Well, that is awesome. If we can only get some of their literature and billing in the City of Philadelphia, I think that will make it even a little better.

The Chair recognizes Councilman Domb.

COUNCILMAN DOMB: Thank you, Mr. Chairman.

Another question on this lease. It says the base rent is 12.50 a foot triple net. My question is, what do the triple nets average per foot?

COMMISSIONER GREENWALD: About 16.40.

COUNCILMAN DOMB: $16.40 is the triple net. So this is now $29 a foot?

COMMISSIONER GREENWALD: Mm-hmm.

COUNCILMAN DOMB: For this space?

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

COMMISSIONER GREENWALD: Yeah; utilities, operating expenses, real estate tax --

COUNCILMAN DOMB: And we're getting $15 a foot for tenant improvements on $29 a foot space? That's a bad deal.

COMMISSIONER GREENWALD: 7.5 million credit and then we're getting the 344,000 for the TI.

COUNCILMAN DOMB: Are you guys representing us on this one?

MR. GUMMEL: No.

COUNCILMAN DOMB: No?

MR. GUMMEL: We'll be happy to represent you.

COUNCILMAN DOMB: This is a very expensive rent with a very low TI for a building that is not warranted of 29.50 a foot with a triple net.

COMMISSIONER GREENWALD: That includes the operating, the real estate, and the --

COUNCILMAN DOMB: Yeah, I know.

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

That's not a $29 a foot building, 1101, especially we're extending the lease for 14 years and six months and we're getting $15 a foot in tenant improvements? The City should own this building to do this deal. It would make some money.

This is not a good deal. I'd suggest you relook at this. I'm just saying, the economics are not good. I would offer them 22 gross and forget the triple nets. And I would tell you -- I can tell you right now -- you can ask the commercial brokers in our audience here -- there's no way on a 14-year lease you get $15 a foot for TI, tenant improvements. No way. Go back to your other leases. Look at the lease you did for five years, I think at 23, and you're getting $30 to $40 a foot for five years.

COMMISSIONER GREENWALD: So when we renegotiated this lease the first go-around when we did this last year, we did -- we have a $7.5 million credit from us lowering the lease and the operating

expenses from that. So it was a higher lease and we got it down to this amount.

COUNCILMAN DOMB: That was really bad. If it was higher than this, it was like insane. This is $29 a foot. You're talking about like Liberty Place prices. I would just suggest you relook at it.

COMMISSIONER GREENWALD: Okay.

COUNCILMAN DOMB: Thank you.

COUNCILMAN HENON: Commissioner, if you can just report back to the Chair on the current situation on your conversations, and I'll make sure that the Councilman is well aware of it.

COMMISSIONER GREENWALD: Sure.

COUNCILMAN HENON: I just want to note for the record 1101 Market, is that the Girard College?

COMMISSIONER GREENWALD: Yeah.

COUNCILMAN HENON: Girard Estates?

COMMISSIONER GREENWALD: Yes.

COUNCILMAN HENON: Any other

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

members have any questions on Bill No. 170168?

(No response.)

COUNCILMAN HENON: Anyone here wishes to testify on Bill No. 170168?

(No response.)

COUNCILMAN HENON: That being none, Commissioner, any testimony on Bill No. 170309?

COMMISSIONER GREENWALD: Yes.

Good afternoon, Chairman Henon and members of the Committee on Public Property and Public Works. My name is Bridget Collins-Greenwald and I am the Commissioner of the Department of Public Property. I am here today to testify in support of Bill No. 170309, an ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Department of Parks and Rec parcels of land commonly known as 1610 to 32 Bristol Street for further conveyance, under certain terms and conditions.

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

This property will be used for trail paths as well as utilizing the structure on the premises for storage. The purchase price of this parcel is $830,000. This amount was funded by the Philadelphia Parks and Recreation and the Pennsylvania Department of Conservation and Natural Resources.

The Department of Public Property supports this measure and, accordingly, I respectfully ask that City Council approve Bill No. 170309.

I am requesting a suspension of the rules so as to allow for the first reading at the next session of Council.

Thank you. There is a representative from the Department of Parks and Recreation here who will be happy to answer any questions you may have.

COUNCILMAN HENON: Thank you, Commissioner.

Any members of the Committee wishes to have any questions on Bill No.

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

170309?

(No response.)

COUNCILMAN HENON: Anyone here wishes to testify on 170309?

(No response.)

COUNCILMAN HENON: Thank you for your testimony.

That concludes our Committee of Public Property and Public Works. We will now go into our public meeting of the Committee of Public Property and Public Works.

The Chair recognizes Councilman Greenlee on the amendment for Bill No. 170108.

COUNCILMAN GREENLEE: Thank you, Mr. Chairman. I move the adoption of the amendment to Bill No. 170108.

(Duly seconded.)

COUNCILMAN HENON: It's been seconded.

All those in favor of the amendment signify by saying aye.

(Aye.)

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

COUNCILMAN HENON: Opposed?

(No response.)

COUNCILMAN HENON: The ayes have it. The amendment is passed on Bill No. 170108.

The Chair recognizes Councilman Greenlee on the remaining bills that are in the public meeting.

COUNCILMAN GREENLEE: Thank you, Mr. Chairman. I move that the following bills be moved out of this Committee with a favorable recommendation and that the rules of Council be suspended to allow for first reading at our next session of Council: Bill No. 170108 as amended, 170139, 170142, 170168, and 170309.

(Duly seconded.)

COUNCILMAN HENON: It has been seconded.

All those in favor signify by saying aye.

(Aye.)

COUNCILMAN HENON: Opposed?

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

The Chair recognizes Councilman Domb.

COUNCILMAN DOMB: I'm just concerned about that one, 170168. I'm concerned about 170168's costs, just to look at that.

COUNCILMAN HENON: We certainly will take a look at that, 170168. On behalf of Councilman Domb, we will take a further look at it before we get to the floor of Council.

The ayes have it.

Those opposed?

(No response.)

COUNCILMAN HENON: Again, so the ayes have it.

All the bills that have been mentioned will be read at our next Council session with a suspension of the rules.

This concludes our meeting on Public Property and Public Works.

Thank you for your time.

(Committee on Public Property

4/24/17 - PUBLIC PROPERTY - BILL 170108, ETC.

and Public Works concluded at 4:25 p.m.)

- - -

CERTIFICATE

I HEREBY CERTIFY that the proceedings, evidence and objections are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter, and that this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

(The foregoing certification of this transcript does not apply to any reproduction of the same by any means, unless under the direct control and/or supervision of the certifying reporter.)

A

acceptable 12:11
accessible 6:22
accomplish 8:23
accurately 34:5
acquire 4:7
actual 16:2
add 9:7
Additionally 6:24
Administra... 4:21 10:7 18:7
adopted 9:13
adoption 30:18
Adult 11:6
affordability 23:4 24:4
afternoon 2:3 5:2,5,17 10:12 12:5 18:11 21:5 28:12
agencies 6:12
agreed 8:4
agreement 3:5,23 10:22 18:21 21:15
ALLAN 1:11
allocating 13:10
allow 5:23 11:19 19:22 22:13 29:15 31:15
allowance 14:24
alternative 7:6
amended 9:8 31:17
amendment 9:10,13,16 21:24 30:15 30:19,24 31:5
amount 27:3 29:6
and/or 34:23
annual 7:25
answer 9:4 11:22 19:25 22:16 29:20
Anybody 20:22
appear 5:22
apply 34:21
approached 4:23 10:9 14:2
appropriate 7:12
appropriati... 8:2
approval 17:12
approve 11:17 19:20 22:11 29:13
approximat... 8:6
April 1:8
area 4:10
Assistance 19:8
attached 8:17
audience 26:14
audio 6:19
August 22:2
Authority 2:18 3:6,14 3:23 8:15 10:22 18:21 21:15
authorizing 2:13 3:2,11 3:20 4:5 10:19 18:18 21:12 28:19
average 24:17
aware 27:16
awesome 24:6
aye 30:24,25 31:23,24
ayes 31:4 32:13,17

B

back 26:17 27:13
bad 25:8 27:5
base 24:15
based 12:10 14:22
basically 12:20
behalf 2:16 3:3,12,21 4:6 10:20 13:23 18:19 21:13 28:20 32:10
Believe 23:12
best 7:15 8:20
better 24:9
bill 2:6,12,25 3:1,10,19 4:1,4,22 5:1 5:23 6:1 7:1 8:1,25 9:1,3 9:8 10:1,4 10:18 11:1 11:17 12:1 13:1 14:1 15:1,18 16:1 17:1 18:1,2,8,17 19:1,20 20:1,17,21 21:1,3,11 22:1,11 23:1 24:1 25:1 26:1 27:1 28:1,2 28:6,9,18 29:1,13,25 30:1,15,19 31:1,5,16 32:1 33:1
billing 24:7
bills 1:15 2:11 31:8,12 32:18
Blind 2:22 5:10,25 6:6 6:9 8:11
block 7:19
BOBBY 1:11
book 6:22 8:9
books 6:19,20
Boulevard 3:8
bounded 4:10
braille 6:19
Bridget 10:15 18:13 21:8 28:15
Bristol 4:10 28:23
Broad 7:20
broker 13:22 14:8
brokers 26:14
building 2:21 7:15 16:15 25:20 26:2 26:6
built 15:2
bus 7:21

C

call 2:7 23:6
Callowhill 3:17
Carnegie 7:8
Casimir 5:13 5:14,15 12:18,25 13:2,12,21
CCT 7:21
center 3:17 8:9 10:25 11:10,12 14:11,15 15:20,25 16:6
centers 23:6
Central 19:5
centralized 17:4
certain 2:23 3:9,18 4:2 4:12 11:2 18:25 21:19 28:24
certainly 32:8
CERTIFIC... 34:2
certification 34:20
CERTIFY 34:3
certifying 34:24
Chair 1:11 2:7 11:25 15:12 24:10 27:14 30:14 31:7 32:2
Chairman 5:17 10:12 12:4 15:15 16:10 18:11 21:5 24:13 28:12 30:18 31:11
challenge 6:16
changed 7:5
charge 13:6
charged 6:13
circulated 9:17
City 1:2,7 2:16 3:3,6 3:12,16,21 3:25 4:6 10:20,24 11:2,4,7,9 11:16 14:22 15:16,25 16:2,6 17:13 18:19 18:23,25 19:3,9,11 19:19 21:13 21:17,19,21 22:2,10 24:7 26:6 28:20 29:12
clarity 20:4
classified 7:24
Clerk 2:10,12
close 16:3
closer 15:25
College 27:20
Collins-Gre... 10:15 18:14 21:8 28:15
combining 23:5
commence 11:12 19:14 22:5
comment 15:10
commercial 14:8,13 26:14
Commissio... 2:15 3:2,11 3:20 4:5 5:13 10:11 10:16,19 12:15,18,25 13:3,12,21 15:16,23 16:12,16 17:8,15,17 18:8,10,15 18:18 20:3 20:7,11,20 21:2,4,9,12 22:18,21 23:2,11,18 23:24 24:3 24:18,22 25:2,9,22 26:21 27:10 27:13,17,21 27:24 28:9 28:11,16,19 29:23
committee 1:3 2:4,9 5:19 8:24 9:14,19 10:13 18:12 20:13 21:6 28:13 29:24 30:9,12 31:13 32:25
commonly 28:22
Commonwe... 8:2
complete 16:15
computers 6:23
concerned 32:5,6
concluded 33:2
concludes 30:9 32:22
conditions 2:24 3:9,18 4:3,13 11:3 19:2 21:20 28:25
conduct 6:25
confident 17:18
confusing 23:8
Congress 6:11
connect 7:21 16:24
Conservation 29:8
consultation 8:10
contained 34:5
continue 17:6
control 34:23
conversations 27:15
convey 28:21
conveyance 28:24
correct 16:14 34:8
costs 15:4 32:6
Council 1:2 9:4 11:17 11:20 17:13 17:23 19:20 19:23 22:11 22:14 29:13 29:16 31:14 31:16 32:12 32:20
Councilman 1:11,11,12 1:12 2:2 4:14,17,18 4:19,25 9:15,22 10:2,6 11:23,25 12:3,23 13:4,5,14 13:25 14:4 14:16 15:3 15:8,12,13 15:14 16:8 16:11,22 17:11,16,19 17:25 18:5 20:2,9,12 20:15,19,25 22:17,24 23:9,14,21 24:2,5,10 24:12,20,24 25:5,12,15 25:18,25 27:4,11,12 27:16,18,22 27:25 28:5 28:8 29:22 30:4,7,14 30:17,21 31:2,4,7,10 31:20,25 32:2,4,8,10 32:16
creating 8:7 23:3
credit 25:10 26:24
Creek 4:12
current 27:14
currently 11:4 19:3 21:21
customers 6:5 8:21
customers' 7:4

D

Dan 14:12
dated 14:23
DAVID 1:12
deal 12:17 25:8 26:7,8
decrease 7:10
Department 10:16 11:14 18:15 19:6 19:17 21:9 22:8,20,22 28:16,21 29:8,10,18
Departmen... 19:7
departments 15:17 21:24
Deputy 5:13 12:18,25 13:2,12,21
describes

8:17 9:9
descriptive 6:20
details 8:18 9:10
Development 2:19 3:15 3:24 8:16 10:23 18:22 21:16
difficulty 6:14
digital 6:22
direct 34:23
Director 2:13 5:7,21
disability 6:15
District 19:5
dock 7:18
doing 23:12
dollar 12:12 14:18
dollars 12:20
Domb 1:11 4:18 12:2,3 13:5,14,25 14:16 15:3 15:8 24:11 24:12,20,24 25:5,12,15 25:18,25 27:4,11 32:3,4,10
Dominique 5:14,15 12:16 13:2
due 6:14 7:23
Duly 30:20 31:19

E

East 4:10
economics 26:10
Education 11:6
efficiency 17:3
eligible 7:2
Employee 19:8
enable 6:4
enter 2:17 3:4 3:13,22 5:24 10:21 18:20 21:14
entered 11:8 19:10
entering 8:14
entire 12:22
especially 26:3
estate 4:8 13:3 14:8 14:14 25:4 25:23
Estates 27:23
estimate 16:19
estimates 15:4
evidence 34:4
existing 21:25
expansion 22:4
expenses 25:3 27:2
expensive 25:19
extending 26:3

F

F 3:8
facilities 20:5
fashion 9:18 16:25
favor 30:23 31:22
favorable 31:13
favorably 8:25
fee 4:7
feet 7:11,16
figured 16:8
figures 12:12
finally 23:13
Fire 19:6,7
first 4:15 9:2 11:19 17:22 19:22 22:13 26:22 29:15 31:15
fit 8:4
fit-out 14:21 17:12
five 11:13 26:19,20
floor 7:17 23:22,22 32:12
floors 22:19
following 31:12
foot 7:22 12:13,21 13:6 15:7 24:15,17,21 25:6,7,21 26:2,5,16 26:20 27:6
foregoing 34:7,20
forget 26:11
four 22:22
Frankford 4:12
Frederick 14:7,7
Free 2:14 5:7 5:21
fully 34:5
funded 29:6
further 7:7 28:24 32:11

G

Garden 2:21 6:3 7:14,19 11:5 19:4
gentlemen 2:3
getting 25:6 25:10 26:4 26:20
Girard 27:20 27:22
Give 14:17
giving 12:13 13:16,18 14:24
go 26:17 30:11
go-around 26:23
goal 8:19
going 2:6 12:16 13:6 13:7 14:25 17:5,7,13 23:23,25
good 2:2 4:25 5:5,17 10:11 12:5 18:10 21:4 26:8,10 28:12
Great 16:22 17:19
Greenlee 1:12 4:18 15:13 15:14 16:8 30:15,17 31:8,10
GREENW... 10:11 12:15 15:23 16:16 17:8,15,17 18:10 20:7 20:11 21:4 22:21 23:2 23:11,18,24 24:3,18,22 25:2,9,22 26:21 27:10 27:17,21,24 28:11
gross 26:11
guarantee 14:25
Gummel 14:12,12,20 15:5 25:14 25:16
guys 25:12

H

Hall 1:7 16:2
Handicapped 2:23 5:11 6:2,7,10
handicaps 8:22
happened 16:18
happy 9:4 11:21 19:24 22:15 25:16 29:20
Health 21:23 22:19,22,23
heart 16:5
held 2:7
help 8:22
Henon 1:11 2:2 4:14,25 5:18 9:15 9:22 10:2,6 10:12 11:23 12:23 13:4 14:4 15:12 16:11,22 17:11,16,19 17:25 18:5 18:11 20:2 20:9,12,15 20:19,25 21:5 22:17 22:24 23:9 23:14,21 24:2,5 27:12,18,22 27:25 28:5 28:8,12 29:22 30:4 30:7,21 31:2,4,20 31:25 32:8 32:16
higher 27:2,5
house 2:22

I

idea 14:17
identified 7:14
impairment 6:15
important 13:15,19
importantly 6:3
improved 6:4
improvement 12:19 14:18
improveme... 8:5 12:7,9 12:14 25:7 26:5,17
include 8:7 9:9
includes 25:23
including 6:12,18
increased 7:23
Industrial 2:18 3:15 3:24 8:16 10:23 18:22 21:16
inform 6:25
insane 27:6
Inspection 19:5
intended 7:10
interest 4:8
investment 8:12

J

jog 16:12
John 3:8
joined 5:8
July 11:12 19:15
June 11:7 19:9

K

K 1:12
Kennedy 3:8
Keri 5:9
know 15:9,16 23:7,14,15 23:20 25:25
known 6:8 28:23

L

L 34:14
ladies 2:3
land 4:9 28:22
landlord 2:20 8:4,12 12:9 13:24
landlord's 14:10
large 6:20
LBPH 6:8,24 7:2,9
lease 2:19 8:13 9:10 11:6,11 12:10 13:15 14:19 19:9 19:13 21:25 22:4 24:14 26:3,15,18 26:22,25 27:3
leases 11:4 15:17 19:3 21:21 26:18
leasing 14:14
left 4:17
Leiper 4:11
lesser 4:8
Liberty 27:7
Librarian 5:10
library 2:14 2:22 5:7,10 5:21,25 6:6 6:9,10 7:8 8:11 16:2
Licenses 19:4
light 7:7
Line 7:20
literature 24:7
little 24:9
loading 7:18
located 2:21 3:7,16,25 4:9 7:3 10:24 18:23 21:17
location 6:5 7:6 11:8,10 15:21 17:4 19:10,12
look 26:18 32:7,9,11
looking 7:13 15:22
low 25:19
lowering 26:25

M

machines 6:22
magazines 6:19
mail 6:18
making 16:19
Market 4:2 21:18,22 22:3,5 27:19
master 2:19
match 14:14
materials 6:17 7:18
Matt 14:7
matter 34:7
Mayor's 9:12
mean 12:12 15:20
means 34:22
measure 11:15 19:18 22:9 29:11
meet 17:13
meeting 7:15 30:11 31:9 32:22
members 5:18 9:19 10:13 18:11 21:6 23:15 28:2,13 29:24
members' 9:17
memory 16:13
mentioned 32:19
merged 12:20
MICHELE 34:14
million 25:10 26:24
Mm-hmm 24:23
Monday 1:8
money 13:9 17:2 26:7
months 22:7 26:4
move 17:10 30:18 31:11
moved 31:12
moves 16:20
moving 20:5
Municipal 3:5
MURPHY 34:14
mutually 12:11

N

name 5:2 10:14 12:24 14:5 18:13

National 6:8
Natural 29:9
nearly 7:11
need 16:5
needed 15:9 15:25
needs 7:4,15
negotiated 12:16
negotiation 13:20
net 24:16,21 25:21
nets 24:17 26:12
network 6:11
new 5:25 8:22 11:6,8,10 11:11 19:10 19:12,13 22:4 23:3
North 3:17 18:24 19:12 19:14
note 27:19
notes 34:6
number 7:13 12:6 13:13 14:18

O

O 4:11
objections 34:4
offer 6:16,21 26:11
offering 14:21
offers 7:16
office 7:17 9:12 11:5 15:24
offices 8:7
Oh 1:12 4:19
okay 15:8 17:16 20:22 22:25 27:10
ones 16:4,6
operating 25:3,23 26:25
opposed 31:2 31:25 32:14
order 8:11
ordinance 2:13,25 3:10,19 4:4 8:17 10:18 18:17 21:11 28:18
outreach 6:25

P

p.m 1:8 33:2
PA 10:25 18:24 21:18
paid 5:24 7:25
parcel 4:9 29:5
parcels 28:22
Parks 28:22 29:7,19
part 6:8 7:25 13:15,19
particular 15:24
partner 14:14
passed 31:5
paths 29:3
Penn 10:25 11:10,11 14:10,15 15:20
Pennsylvania 1:7 6:13 8:3 29:8
people 23:7,8
Perfect 13:25
permit 9:2
PernaFrede... 14:9,13
person 6:18
Philadelphia 1:2,7 2:14 2:16,18 3:4 3:5,13,14 3:22,23 4:7 5:8 8:15 10:21,22,25 18:20,21,24 21:14,15,18 21:23 24:8 28:21 29:7
physical 6:15 8:21
Physically 2:23 5:11 6:2,7,10
Pittsburgh 7:9
Place 27:7
plan 12:11 13:7,10 14:22 15:2 15:4 16:17
please 2:10
pleased 5:22
plus 7:17
portion 3:7 4:9
possible 8:20
premises 3:7 3:16,25 10:24 12:10 12:22 18:23 21:17 29:4
present 1:10 4:17
President 5:6 5:20
previously 9:11
price 29:5
prices 27:8
prime 12:9
print 6:20
probably 15:6
proceed 5:3 14:6
proceedings 34:4
produced 14:22
program 19:6 19:8 23:4 24:4
property 1:3 2:4,15 3:1,3 3:12,21 4:1 4:6 5:1,16 5:18 6:1 7:1 8:1 9:1 10:1 10:14,17,20 11:1,9,11 11:15 12:1 13:1 14:1 15:1 16:1 16:25 17:1 18:1,12,16 18:19 19:1 19:11,13,18 20:1 21:1,7 21:10,13 22:1,3,5,9 23:1 24:1 25:1 26:1 27:1 28:1 28:14,17,20 29:1,2,11 30:1,10,12 31:1 32:1 32:23,25 33:1
proposed 9:10
provide 6:4 8:20 17:6
proximity 16:3
public 1:3,4 2:4,5,15 3:1 3:2,11,20 4:1,5 5:1,16 5:18,19 6:1 7:1 8:1 9:1 10:1,13,14 10:16,19 11:1,14 12:1 13:1 14:1 15:1 16:1,25 17:1 18:1 18:12,13,15 18:18 19:1 19:17 20:1 21:1,6,7,9 21:12 22:1 22:8 23:1 24:1 25:1 26:1 27:1 28:1,13,14 28:16,19 29:1,10 30:1,10,10 30:11,12,13 31:1,9 32:1 32:23,23,25 33:1,2 34:15
purchase 29:5

Q

quarter 12:8
question 12:6 13:7 24:14 24:16
questions 9:5 9:20 11:22 17:23 19:25 20:13 22:16 28:2 29:20 29:25
quickly 15:15
quorum 4:16

R

range 6:17
re-referred 2:8
read 2:10 32:19
reading 6:14 6:15 9:2 11:20 19:23 22:14 29:16 31:15
real 4:8 13:3 14:8,13 25:3,23
really 27:5
Reardon 5:5 5:6,15,20 9:25
reason 15:19
Rec 28:22
recognize 4:16
recognizes 11:25 15:13 24:10 30:14 31:7 32:2
recommend... 31:13
recommends 11:9 19:11 22:2
record 5:3 12:24 14:5 27:19
recording 8:8
Recreation 29:7,19
recruitment 19:7
refer 23:20
regards 12:19
Regional 5:9
relook 26:9 27:8
remaining 31:8
renegotiated 26:22
renovate 13:8
renovations 16:14
rent 7:22 12:7 16:21 24:15 25:19
reorganizat... 7:7
repeat 20:4
report 8:24 27:13
reporter 34:24
represent 13:23 25:17
representat... 29:18
representat... 14:10
representing 25:13
reproduction 34:21
request 9:8 9:13
requested 8:13
requesting 11:18 19:21 22:12 29:14
Resolution 1:16 2:8
Resources 29:9
respectfully 9:12 11:16 19:19 22:10 29:12
response 9:21 10:5 17:24 18:4 20:14 20:18,24 28:4,7 30:3 30:6 31:3 32:15
Revenue 23:5 23:23
right 4:19 15:18 16:5 26:13
Room 1:7
routes 7:21
RPR-Notary 34:15
rules 9:2 11:19 19:22 22:13 29:15 31:14 32:21

S

save 16:20
saves 17:2
savings 17:3
saying 26:10 30:24 31:23
says 12:8 24:15
search 11:8 19:10
second 7:17
seconded 30:20,22 31:19,21
see 15:18 16:4
seeking 7:6
sense 15:21
September 17:10,11
served 7:20
service 6:9 8:20 17:5
services 6:5 6:17 7:2,8
serving 6:13
session 9:3 11:20 19:23 22:14 29:16 31:16 32:20
Share 24:2
sheet 8:16 9:9
shift 7:23
ship 7:18
shown 15:2
sic 20:17
signify 30:24 31:22
simple 4:7
Siobhan 5:6 5:20
situation 27:14
six 26:4
size 7:12
sold 16:13,17 16:19
sorry 13:2 20:3
space 2:20 5:25 7:10 7:17,24 8:5 8:22 11:4 13:8 19:3 21:21 24:2 24:25 25:7
spaces 7:14 8:8
speak 13:23
specific 8:18
specifications 13:9
Spring 2:21 6:2 7:14,19 11:5 19:4
square 7:11 7:16,22 12:21 15:7
staff 6:24 8:11
start 2:4
state 5:2 12:24 14:5
statewide 6:25
Station 7:19
stenographic 34:6
storage 8:8 29:4
Street 2:22 3:17 4:2,11 4:11,11 6:3 7:3,20 18:24 19:12 19:14 20:8 20:10 21:18 21:22 22:3 28:23
structure 29:4
studios 8:8
sublease 2:17 3:4,13,22

5:24 8:14 10:21 18:20 21:14
submitted 9:11
suggest 26:9 27:8
supervision 34:23
support 5:22 10:18 18:17 21:11 28:18
supports 11:15 19:18 22:9 29:11
sure 16:23 17:3 23:19 27:15,17
suspend 8:25
suspended 31:15
suspension 11:18 19:21 22:12 29:14 32:20
switching 15:19

T

table 4:24 10:10 14:3
take 32:9,10
taken 34:6
talking 8:9 23:16 27:7
tax 25:4
tell 26:12,13
ten 19:15
tenant 2:19 12:6,8,13 12:19 14:17 25:6 26:5 26:16
term 8:13,16 9:9 11:13 19:15 22:6
terminate 11:7 19:9 21:25
terms 2:24 3:9,18 4:2 4:12 11:2 18:25 21:19 28:24
testify 4:21 10:3,8,17 18:2,8,16 20:16,21,23 21:3,10 28:6,17 30:5
testimony 5:4 9:24 11:24 28:9 30:8
thank 4:14 9:15,23,25 11:21,23 12:3 13:4 14:16 15:9 15:11 16:9 16:10 17:20 18:6 19:24 22:15,17 24:12 27:11 29:17,22 30:7,17 31:10 32:24
Thanks 15:10
thing 9:6
things 8:10 15:22
think 15:17 24:8 26:19
three 22:7
TI 25:11,19 26:16
time 18:6 32:24
timeline 17:14
timely 9:18 16:25
title 2:11 4:7
today 5:8 10:17 18:16 21:10 28:17
Town 19:5
trail 29:3
transaction 8:18
transcript 34:8,21
triple 24:16 24:17,21 25:21 26:12
true 34:7
trying 16:12
turnkey 12:10 14:21 14:23
two 6:12 7:20 8:8

U

Ultimately 8:19
understand 12:7
unit 17:9
unlimited 13:11
urge 8:24
use 3:6,15,24 10:23 18:22 21:16
users 7:2
utilities 25:3
utilizing 29:3

V

vacate 16:17
valued 8:6
vastly 6:4
verify 13:13 16:9
videos 6:20
view 9:17
vision 6:16
visit 6:21
visual 8:21

W

Walnut 7:3
want 13:17 13:18 16:9 27:18
wanted 16:23
wants 17:23
warehouse 7:23
warranted 25:20
Watch 19:6
water 21:23 22:23,25 23:3,5,5,23 23:23
way 23:9 26:15,17
we'll 14:23 16:6,20 25:16
we're 14:9,20 17:5 20:4 25:5,10 26:3,4
we've 23:16
wide 6:16
Wilkins 5:9
WILLIAM 1:12
wish 10:7
wishes 4:21 10:3 18:2,8 20:16,22 28:6 29:25 30:5
witness 4:23 10:9 14:2
Witnesses 4:23 10:9 14:2
Works 1:4 2:5 5:19 10:14 18:13 21:7 28:14 30:10,13 32:23 33:2

X

Y

Yeah 17:15 23:24 25:2 25:25 27:21
year 16:13,21 26:23
years 11:13 19:16 22:7 23:17 26:4 26:19,20

Z

0

1

10 13:16
10,200 7:16
103 6:11
11/21/16 14:23
1101 3:25 20:6 21:17 21:22 22:3 22:5,20 26:2 27:19
12.50 24:15
14 22:6 26:4
14-year 26:15
142 20:22
15 25:6 26:5 26:16
15-year 8:13
1500 2:21 3:7 6:2 7:14
16,200 7:11
16.40 24:19 24:20
1610 28:23
170048 1:16 2:8
170108 1:15 2:12 3:1 4:1 4:22 5:1,23 6:1 7:1 8:1 8:25 9:1 10:1,4 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1,16,19 31:1,6,17 32:1 33:1
170139 1:15 2:25 10:8 10:18 11:17 18:3 31:17
170142 1:15 3:10 18:9 18:17 19:20 20:23 31:17
170168 1:15 3:19 20:17 21:3,11 22:11 28:3 28:6 31:18 32:5,9
170168's 32:6
170288 1:15 2:6
170309 1:15 4:4 20:21 28:10,18 29:13 30:2 30:5 31:18
1975 7:4
1st 11:13 19:15 22:6

2

2 10:24 11:9 11:11 14:10 14:14 15:20
200,000 16:20
2012 7:9
2017 1:8 11:7 11:13 19:9 19:15 22:6
2031 22:2
22 26:11
23 12:7 26:19
23.25 12:21 13:6
24 1:8
29 24:21 25:7 26:2 27:6
29.50 25:21

3

30 15:6 26:20
30th 11:7
32 28:23
344,000 25:11

4

4/24/17 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1
4:00 1:8
4:25 33:2
40 15:6 26:20
400 1:7
421 3:17 18:23 19:11 19:13

5

50 13:18
500,000 8:6

6

6th 23:22

7

7.5 25:9 26:24
7th 3:17 18:24 19:12 19:14 20:7 20:9

8

8 12:6
830,000 29:6

9

919 7:3
990 11:5 15:17 16:13 16:15,16,17 17:7,9 19:4 20:5