

Committee on Public Property and Public Works

COUNCIL OF THE CITY OF PHILADELPHIA  
COMMITTEE ON PUBLIC PROPERTY AND  
PUBLIC WORKS

Room 400, City Hall  
Philadelphia, Pennsylvania  
Monday, June 1, 2026  
3:40 p.m.

PRESENT :

COUNCILWOMAN QUETCY M. LOZADA, CHAIR  
COUNCILMAN MARK SQUILLA, VICE-CHAIR  
COUNCILMAN MICHAEL DRISCOLL  
COUNCILWOMAN JAMIE GAUTHIER  
COUNCILMAN JIM HARRITY  
COUNCILMAN JEFFREY YOUNG, JR.

BILLS: 260382, 260423, 260528, 260529,  
260531

## Committee on Public Property and Public Works

1 - - -

2 COUNCILWOMAN LOZADA:

3 Good afternoon, everyone. Welcome  
4 to City Council's Committee on  
5 Public Property and Public Works.

6 I now note that the time has come.

7 Will the Clerk please  
8 call the roll and take attendance.  
9 Members that are in attendance,  
10 will you please indicate that  
11 you're here by saying present when  
12 your name is called.

13 THE CLERK: Chair Lozada.

14 COUNCILWOMAN LOZADA:

15 Present.

16 THE CLERK: Vice-Chair  
17 Squilla.

18 COUNCILMAN SQUILLA:

19 Present.

20 THE CLERK:  
21 Councilmember Gauthier.

22 COUNCILWOMAN GAUTHIER:

23 Present.

24 THE CLERK:

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1 Councilmember Driscoll.

2 COUNCILMAN DRISCOLL:

3 Present.

4 THE CLERK:

5 Councilmember Harrity.

6 COUNCILMAN HARRITY:

7 Present.

8 THE CLERK:

9 Councilmember Young.

10 COUNCILMAN YOUNG:

11 Present.

12 COUNCILWOMAN LOZADA: I

13 note for the record that a quorum

14 of this committee is present and

15 this hearing is now called to

16 order. This is a public hearing

17 for the Committee on Public

18 Property and Public Works regarding

19 Bill Nos. 260382, 260423, 260528,

20 260529 and 260531.

21 Will the Clerk please

22 read the titles of the bills on the

23 agenda for today.

24 THE CLERK: Bill No.

1           260382, introduced by Councilmember  
2           Gauthier, titled naming and  
3           Designating 60th & Baltimore Park,  
4           located at 5961 Baltimore Ave as  
5           "Tyrone 'Cakes' Sims Park."

6                       And Bill No. 260423,  
7           introduced by Councilmember  
8           Gauthier, titled amending Chapter  
9           16-400 of The Philadelphia Code,  
10          entitled "Surplus Properties" by  
11          adding a methodology for  
12          disposition by property exchange,  
13          and making other technical changes,  
14          all under certain terms and  
15          conditions.

16                      And Bill No. 260528,  
17          introduced by Councilmember  
18          Driscoll on behalf of Council  
19          President Kenyatta Johnson, titled  
20          authorizing the Philadelphia  
21          Authority for Industrial  
22          Development to convey fee simple  
23          title to all or a portion of  
24          property known as 5501 Tacony

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1 Street for less than fair market  
2 value, under certain terms and  
3 conditions.

4 And Bill No. 260529,  
5 introduced by Councilmember  
6 Squilla, titled authorizing the  
7 Commissioner of Public Property, on  
8 behalf of the City of Philadelphia,  
9 to enter into a lease agreement,  
10 including a lease amendment, for a  
11 portion of the premises at 1341  
12 North Delaware Ave. for general  
13 office and administrative use by  
14 the city, all under certain terms  
15 and conditions.

16 And Bill No. 260531,  
17 introduced by Councilmember O'Neill  
18 on behalf of Council President  
19 Kenyatta Johnson, titled  
20 authorizing the Commissioner of  
21 Public Property, on behalf of the  
22 City of Philadelphia, to enter into  
23 a sublease agreement with the  
24 Philadelphia Municipal Authority

1           for use by the city of a portion of  
2           the premises located at 701 Market  
3           Street, all under certain terms and  
4           conditions.

5                       There are no further  
6           bills being heard today, Madam  
7           Chair.

8                       COUNCILWOMAN LOZADA:  
9           Thank you. Will the Clerk please  
10          call the first panel to testify on  
11          Bill No. 260382.

12                      THE CLERK: Susan  
13          Slawson, Commissioner of  
14          Philadelphia Parks and Recreation,  
15          will be testifying on this bill  
16          today, Madam Chair.

17                      (Witnesses approached  
18          witness table.)

19                      COUNCILWOMAN LOZADA:  
20          Good afternoon.

21                      COMMISSIONER SLAWSON:  
22          Good afternoon.

23                      COUNCILWOMAN LOZADA:  
24          Please state your name for the

1 record and begin with your  
2 testimony.

3 COMMISSIONER SLAWSON:

4 Good afternoon. Susan Slawson,  
5 Commissioner of Parks and  
6 Recreation.

7 COUNCILWOMAN LOZADA:

8 Good afternoon.

9 COMMISSIONER SLAWSON:

10 Good afternoon, Chairperson, Vice-  
11 Chair and members of the committee.  
12 My name is Susan Slawson,  
13 Commissioner of Philadelphia Parks  
14 and Recreation. And I'm here today  
15 to testify in support of Bill No.  
16 260382, an ordinance renaming and  
17 designating the property commonly  
18 referred to as 60th and Baltimore  
19 Park, located at 5961 Baltimore  
20 Avenue as the "Tyrone 'Cake' Sims  
21 Park" in the City of Philadelphia.

22 The Department of Parks  
23 and Recreation supports this  
24 measure. And accordingly, I

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1 respectfully request that the  
2 committee approve Bill No. 260382.  
3 I will be happy to answer any  
4 questions you may have. Thank you.

5 COUNCILWOMAN LOZADA:

6 Thank you for your testimony.

7 Are there any questions  
8 on behalf of the Committee for this  
9 panelist?

10 Thank you. The Chair  
11 recognizes Councilmember Gauthier.

12 COUNCILWOMAN GAUTHIER:

13 Thank you, Madam Chair.

14 I just want to say thank  
15 you. This is meaningful to the  
16 community in Cobbs Creek. It is  
17 meaningful to Cakes, to Speaker  
18 McClinton. And we appreciate your  
19 partnership in doing this.

20 COMMISSIONER SLAWSON:

21 Thank you.

22 COUNCILWOMAN LOZADA:

23 Thank you for your testimony.

24 COMMISSIONER SLAWSON:

1 Thank you.

2 COUNCILWOMAN LOZADA:

3 Are there any additional questions?

4 (No response.)

5 COUNCILWOMAN LOZADA:

6 Ms. Lee, will you please call the  
7 next panel to testify.

8 THE CLERK: There are no  
9 further witnesses, Madam Chair.

10 COUNCILWOMAN LOZADA:

11 Seeing none, thank you for your  
12 testimony today.

13 Will the Clerk please  
14 call the panel to testify on Bill  
15 No. 260423.

16 THE CLERK: Madam Chair,  
17 I note that Garrett O'Dwyer, Policy  
18 Director for the Philadelphia  
19 Association of Community  
20 Development Corporation, and Angel  
21 Rodriguez, Deputy Executive  
22 Director of the Philadelphia Land  
23 Bank, will be submitting written  
24 testimony.

1                   The following witnesses  
2           are present to testify on this bill  
3           today. Please forgive me if I  
4           pronounce your name wrong.  
5           Carla(ph) Cousar from East Parkside  
6           Residents Association; Jessi Koch  
7           from Centennial Parkside CDC;  
8           Michael Gonzalo Moran from Iglesias  
9           Garden; Malaika Hart Gilpin from  
10          One Art Community Center; Elizabeth  
11          Waring from Holly Street Garden,  
12          Jenny Greenberg from Neighborhood  
13          Gardens Trust and Ryan Spak from  
14          the Spak Group.

15                   Will you all please  
16          approach the bench and sit in the  
17          additional seats off to the side.

18                   (Witnesses approached  
19          witness table.)

20                   COUNCILWOMAN LOZADA:  
21          Before this panel testifies, I'd  
22          like to recognize Councilmember  
23          Gauthier for comments.

24                   COUNCILWOMAN GAUTHIER:

1 Thank you, Madam Chair.

2 And good afternoon,  
3 everyone. I'll be brief. I just  
4 wanted to provide a bit of context  
5 for this bill and its importance,  
6 especially for myself and my  
7 District colleagues. Our code  
8 allows our land agencies to engage  
9 in something that we commonly call  
10 a land swap to address situations  
11 that we often see.

12 There's an important  
13 piece of land that is in the  
14 public's interest to preserve, but  
15 it's actually privately owned.  
16 What sometimes looks like one big  
17 lot to the naked eye is really a  
18 bunch of different parcels many  
19 times, and often times private  
20 parcels right in the middle of  
21 publicly-owned land prevents an  
22 assemblage. In these situations,  
23 the city has historically exchanged  
24 public vacant property with

1           consenting owners of a private  
2           parcel to allow the Land Bank to  
3           acquire the private parcel and  
4           complete the assemblage. Most  
5           commonly, this is for community  
6           garden and open space preservation,  
7           but it can also be helpful for  
8           affordable housing and other  
9           situations as well.

10                       We've used land swaps  
11           for many years across many  
12           administrations, but we found out  
13           in April that the Parker  
14           Administration made the executive  
15           decision in February to deny any  
16           new swap request. We don't know  
17           why the Administration made this  
18           choice because we weren't given  
19           access to the written directive,  
20           even when we asked to see it  
21           multiple times. We need land swaps  
22           to protect our urban farms,  
23           community gardens, and other  
24           valuable neighborhood spaces.

1                   Land swaps make  
2           preservation possible while making  
3           sure that every party leaves the  
4           table happy. Without land swaps,  
5           we put valuable community assets of  
6           being at risk, of being bulldozed  
7           by developers who want to turn the  
8           community's decades of stewardship  
9           into their own profit, and we make  
10          it harder to build affordable  
11          housing and other public uses on  
12          publicly-owned vacant lands.

13                   The Administration's  
14          decision to abandon property  
15          exchanges threatens more than just  
16          quality of life. Because research  
17          confirms that garden spaces, like  
18          the ones we are trying to protect,  
19          reduce violent crime, improve the  
20          environment as well as mental and  
21          physical health. That's why I  
22          introduced this bill, along with my  
23          co-sponsor Councilmember and Chair  
24          Lozada, to make property exchanges

1 an official part of our land  
2 disposition practices with a  
3 straightforward process that  
4 increases transparency and reduces  
5 staff time on the administrative  
6 side so that it's a win-win for  
7 everyone.

8 We cannot just shrug  
9 this off. As much as we all might  
10 wish it was different,  
11 Philadelphia's vacant land is a  
12 gap-toothed hodgepodge of mixed  
13 ownership, and that isn't going to  
14 change any time soon. And so, this  
15 is a necessary function that our  
16 land agencies have been performing.  
17 And so, with this bill my goal is  
18 to make sure that all concerns are  
19 addressed and that we can get back  
20 to the work we're supposed to be  
21 doing to protect our community  
22 spaces.

23 Thank you so much, Madam  
24 Chair.

1 COUNCILWOMAN LOZADA:

2 Thank you so much. I'll just add  
3 that I completely agree with the  
4 Councilmember and I appreciate her  
5 leadership in this particular  
6 topic, and really excited to hear  
7 the conversation and the testimony  
8 today and hope to move forward to  
9 be able to make this process much  
10 easier and to be able to make way  
11 for all of these uses that we know  
12 benefit the community.

13 Please state your name  
14 for the record and begin with your  
15 testimony and any one of you can  
16 start.

17 MS. HART GILPIN:

18 Greetings. I'm Malaika Gilpin.

19 COUNCILWOMAN LOZADA:

20 You can begin with your testimony.  
21 And if it's okay with the  
22 committee, we'll ask questions  
23 after the panel.

24 MS. HART GILPIN:

1 Greetings. Thanks. I'm Malaika  
2 Hart Gilpin, and I'm with One Art  
3 Community Center. I'm the  
4 co-founder, co-creator and  
5 Executive Director. I'm here to  
6 express my wholehearted support for  
7 the proposed amendments to Bill No.  
8 260423.

9 But before I continue my  
10 testimony, I want us all to take a  
11 collective breath. So let's  
12 breathe in together and breathe  
13 out. I love to begin my  
14 testimonies with breath because  
15 that's what our green spaces  
16 provide for our communities, these  
17 green spaces and gardens. They are  
18 a place for us to exhale, literally  
19 a breath of fresh air for our  
20 neighbors, the communities we serve  
21 and for our city.

22 In such tumultuous  
23 times, these gardens are a place to  
24 find those much-needed moments of

1 peace. They are sacred spaces.  
2 They are sacred spaces where we can  
3 collectively heal and find joy.  
4 The changes proposed in Bill No.  
5 260423 would codify a process that  
6 myself and many other land stewards  
7 have already begun engaging in with  
8 the support of our District  
9 Councilpeople, this process called  
10 land swaps.

11                   Gardeners and community  
12 members like myself have invested  
13 so much time, resources, care and  
14 love into these green spaces in our  
15 neighborhoods, often without the  
16 guarantee that they will be  
17 protected or preserved for the  
18 communities that care for them.  
19 It's hard to own green land as  
20 green space in the city, even if  
21 you've done all the work to  
22 maintain, revitalize and remediate  
23 it.

24                   One Art has been lucky

1 to organize the support and funding  
2 to purchase land, work with the  
3 Land Bank and with the help of  
4 advocates and engage in land swaps.  
5 Our One Art land journey began in  
6 2002.

7 One Art is located on  
8 privately-owned land. It's a  
9 beautiful community space. If you  
10 haven't been there, I invite you  
11 out. We provide programming and  
12 just wellness for our community,  
13 and we've done this since 2001. In  
14 2002, we began to look at the land  
15 that was surrounding our center,  
16 and we started applying for it  
17 because it was all vacant and it  
18 was really dangerous. So there had  
19 been numerous murders. Bones were  
20 found on the properties. And so,  
21 we began to apply to have  
22 stewardship of this land and really  
23 transform it.

24 Well, there was no

1 process for it. So after many  
2 applications to even use the land  
3 in 2006, we decided to take a leap  
4 of faith. And even though there  
5 was absolutely no security, we  
6 decided to grow on the land. We  
7 began to grow not only food, but we  
8 began to grow community. Our farm  
9 and garden is a space where people  
10 come and they come together and  
11 it's a place of joy.

12 So we began growing in  
13 2006. And in 2021, without  
14 knowing, overnight we found out  
15 that a developer had purchased the  
16 land. So overnight the land was  
17 extremely insecure and we didn't  
18 know which way to go. Thankfully,  
19 we were guided to partake in the  
20 land swap process, which hadn't  
21 been fully meshed out, but we  
22 decided to move in that direction  
23 anyway.

24 The land swap process is

1           an important tool to support land  
2           acquisitions by community members  
3           for community use. Land swaps are  
4           an important tool and we used it.  
5           And thankfully last year, our  
6           proposal, our request went through  
7           and now we are able to be in a more  
8           secure space as we continue to grow  
9           for our community and with our  
10          community.

11                       This legislation would  
12          ensure that the community voice is  
13          prioritized since it would require  
14          a joint letter from both the  
15          private landowner and the community  
16          organization for it to go through.  
17          For a city to agree and approve  
18          this legislation, it would be a big  
19          win for all of us, for the land  
20          stewards who are currently waiting  
21          on their land swaps to go through  
22          and for those who wish to use this  
23          tool to secure their land in an  
24          equitable and streamlined way. For

1 all of us farmers, gardeners,  
2 stewards of the land, it's an  
3 honor, the work we do. It's an  
4 honor and a labor of love. But why  
5 does it have to be a constant  
6 travail.

7 We're not fighting  
8 against our neighbors for this  
9 land. They are on the land growing  
10 food with us. We're fighting  
11 against big developers who are  
12 taking advantage of the cracks and  
13 perks of the system. We ask that  
14 we join together with Mayor Parker,  
15 City Council, Land Bank. We need  
16 you in this fight with us to  
17 protect the people, to protect the  
18 land, to partner in preserving  
19 gardens and green spaces, to value  
20 the profound peace that is found in  
21 these vital spaces.

22 We are actively growing  
23 a cleaner, greener, safer  
24 Philadelphia by cultivating these

1 green spaces. And when you need a  
2 moment to breathe, we invite you to  
3 come out to our gardens and breathe  
4 with us. Thank you for this  
5 opportunity to share.

6 COUNCILWOMAN LOZADA:

7 Thank you. Good afternoon.

8 MS. COUSAR: Good  
9 evening.

10 COUNCILWOMAN LOZADA:

11 Good afternoon.

12 MS. COUSAR: My name is  
13 Callalily Cousar, and I'm here to  
14 speak about the acquisition of the  
15 land where we have the playground  
16 at the 1100 block of North 41st  
17 Street. First of all, I would like  
18 to say that I've been a neighbor of  
19 the community right there ever  
20 since 1948 right out of high  
21 school. So I've been nowhere else  
22 but there, so I know the area. And  
23 I knew most of the people that  
24 owned the land on 41st Street.

1                               When we first moved  
2           there, we knew the families and all  
3           and we knew them when they moved  
4           out and all. And then the land and  
5           all, you know, turned into -- when  
6           they started tearing the buildings  
7           and things down and all, then it  
8           dilapidated and trashed and all  
9           that stuff. And it was just a mess  
10          there. And we just felt that our  
11          children and our families deserved  
12          a little more.

13                           During that time, we  
14          were a block captain and we hadn't  
15          organized. So once we found out  
16          that we when we organized, we could  
17          do better and we learned a lot from  
18          the meetings and all that was going  
19          to, so that's when we found out  
20          that we could try to get a  
21          playground for our children because  
22          we were tired of seeing them  
23          swinging on those old trees and  
24          tires. And they deserve better

1           than that. And also, that's why we  
2           work so hard. And we wanted the  
3           acquisition.

4                       And I can say that most  
5           of the people, when we were able to  
6           get the spot for the playground and  
7           they saw that we were people that  
8           would keep it clean -- and we'd  
9           spend our own money, we raised all  
10          kinds. We sold some of everything  
11          in order to keep it clean and all  
12          and the grass cut. So when the  
13          owners saw the type of people that  
14          we were and that we really were  
15          interested in our community and our  
16          children, then some of them, they  
17          even told us, you know, it was all  
18          right to just use the land. And  
19          they even helped us to acquire a  
20          fence. But they told us, don't try  
21          to buy nothing. So that's what  
22          they told us at that time.

23                      So that's why I'm here  
24          now, so that land where we are is

1           very important to the community  
2           because that's where our children  
3           have played and that's where the  
4           community can come together and  
5           work together. And we learn things  
6           and we do things together. We've  
7           had a lot of events and things.  
8           And actually, there's nothing quite  
9           around there for our children to do  
10          or to go.

11                        You might say, well, you  
12          had to park up this, you know,  
13          there. But that's a little too far  
14          for me to send a little kid. And  
15          sometimes I can't go, but I can't  
16          come down, and the other parents to  
17          the playground with them to watch  
18          our children. So that's why I'm  
19          here today to speak on behalf of  
20          what they were telling me.

21                        I didn't quite have  
22          everything that I wanted to say  
23          because I've been kind of under the  
24          weather. But I just want to say

1           that land is very important to us  
2           and I'm hoping that the answer will  
3           be yes.

4                           COUNCILWOMAN LOZADA:

5           Thank you for your testimony.  
6           Please state your name for the  
7           record and begin with your  
8           testimony.

9                           MR. GONZALO MORAN: My  
10          name is Michael Gonzalo Moran.  
11          First, I just want to say thank you  
12          all for the support. This isn't  
13          the first time we've kind of been  
14          across from each other like this.  
15          So I appreciate that, y'all. You  
16          know a little bit about myself and  
17          my support, right, for the bill.

18                         I'm a gardener at the  
19          Iglesias Gardens and a member of  
20          the Philadelphia Land Stewards  
21          Union. These two organizations are  
22          made up of neighbors who use and  
23          care for vacant land and advocate  
24          for community control of land. I'm

1           here on behalf of my community to  
2           show support for Bill No. 260423.  
3           We support this legislation because  
4           it facilitates the protection of  
5           important green spaces and has the  
6           potential to revitalize long  
7           disregarded communities.

8                       At Iglesias, we have  
9           been making great efforts to  
10          protect our garden parcels. One  
11          parcel in particular is going  
12          through a similar process that's  
13          being defined today as a property  
14          exchange. This exchange would be  
15          between Iglesias Garden, the Land  
16          Bank, and a developer who purchased  
17          the property in a shady manner.  
18          It's been over five years since we  
19          initiated the process and has yet  
20          to be completed. There are many  
21          reasons for this and we do  
22          understand due diligence, but this  
23          is not efficient.

24                       I provided testimony

1 before our City Council the last  
2 time I was here. Some  
3 Councilmembers asked me questions  
4 in reference to what else it would  
5 take for community members to feel  
6 heard and feel safe. I replied  
7 that it would take more effort and  
8 a shift in mentality as City  
9 Council to create the opportunity  
10 for land security to foster in  
11 Philadelphia.

12 Leave no doubt that  
13 gentrification and displacement  
14 starts at the administration at  
15 City Council, because policies  
16 created here have the potential to  
17 uproot whole communities. But City  
18 Council also has the power to  
19 nurture communities and rebuild our  
20 neighborhoods.

21 To continue my answer, I  
22 will provide a little more context  
23 about my background. Not because I  
24 enjoy sharing this story, but

1           because it encompasses many of the  
2           land and security issues we have in  
3           this city. I tell this story again  
4           with the hope that it emphasizes  
5           the many reasons why this work must  
6           continue. Facilitating public use  
7           and ownership of land is important  
8           and must continue as well, until  
9           residents are the ones shaping the  
10          neighborhoods they live in and not  
11          developers who have no interest in  
12          the community, this work is not  
13          done.

14                       As I mentioned, I grew  
15          up in North Philly, in the Badlands  
16          to be specific, and I continue to  
17          live, working and invested with my  
18          family. I want to talk about my  
19          personal experiences and why I'm  
20          sitting here before you, but I also  
21          want to honor all of the community  
22          elders, leaders and both  
23          organizations with over 200 land  
24          stewards and gardeners that also

1 contribute to the work that got us  
2 here today. So thank you all.

3 Many of us involved in  
4 this work have been personally  
5 impacted by many of the negligent  
6 development and vacant land issues  
7 that are common in Philadelphia.  
8 Myself, growing up in the Badlands,  
9 I wanted to better understand why  
10 it was labeled that, how was it  
11 that all my great neighbors became  
12 to be recognized in such a way, I  
13 would talk to the old heads and  
14 they all had stories.

15 But then I began to ask,  
16 how does a place like this get  
17 created. And the answer came in  
18 two interconnected parts. This  
19 investment, which leads to  
20 gentrification in a bad system with  
21 bad politics, it will always get  
22 great results for the greedy and  
23 corrupt. We know that systemic  
24 failures like racism, redlining

1 created environments for financial  
2 poverty that lead to neighborhoods  
3 called the Badlands.

4 Today we watch  
5 developers buy up whole city blocks  
6 and label it affordable housing  
7 that prices out long-term  
8 residents. Five years ago, my home  
9 was damaged when a city-approved  
10 developer began a shoddy rehab on a  
11 rowhome next door to us. The  
12 structure to our home was damaged,  
13 and now we owe over 10,000 in L&I  
14 fees, none of which will contribute  
15 to the repair of my home.

16 After the developer  
17 abandoned the project for three  
18 years, then eventually completed  
19 it, they were not held liable by  
20 L&I. The damage to our home still  
21 not has not been repaired and we  
22 don't qualify for any city relief  
23 programs. But we watch so-called  
24 developers get handed land and

1 checks. We have also spent eight  
2 years trying to acquire city-owned  
3 vacant parcel adjoining the other  
4 side of our home.

5 Only after years of back  
6 and forth with the city, the  
7 Revenue Department and the Land  
8 Bank, we were informed that we  
9 can't acquire the parcel because of  
10 our violations. Not only did this  
11 developer damage my home, but now  
12 they have also prevented my  
13 family's opportunity for peace of  
14 mind and that another property  
15 won't be built on the other side of  
16 my home to further damage our home.

17 I've experienced  
18 firsthand how complicated it is to  
19 address these problems and how  
20 powerless residents can be when the  
21 city and developers do whatever  
22 they want without input from long-  
23 term residents. I'm also barely  
24 surviving gentrification and I have

1           a small business. We're no longer  
2           the city of neighborhoods. We're  
3           now the city of developers and the  
4           city of renters.

5                       The homeowners and  
6           neighbors are no longer the  
7           Ms. Carmens or the Ms. Margies. My  
8           neighbor now is an LLC or some  
9           other private money interest realty  
10          group. Keep it real with us,  
11          Philly City Council. Do we have a  
12          public land bank or is it a  
13          developer land bank? We have to  
14          restructure this system to benefit  
15          the people it's meant to serve,  
16          rather than the developers who are  
17          only interested in servicing their  
18          wealth. I humbly request that City  
19          Council continue to engage  
20          gardeners and land stewards because  
21          we have solutions and suggestions  
22          to these issues. Once again, we  
23          support this bill and will continue  
24          to advocate land security for all

1 of Philadelphia. Thank you, City  
2 Council. Thank you, gardeners.

3 COUNCILWOMAN LOZADA:

4 Thank you for your testimony and  
5 thank you for the work you do,  
6 especially in my District. We  
7 appreciate you. Thank you so much.

8 Please state your name  
9 for the record and begin with your  
10 testimony.

11 MS. KOCH: Good  
12 afternoon. My name is Jessi Ray  
13 Koch. Thank you, members of  
14 Council, for having us here today.  
15 As I said, my name is Jessi Ray  
16 Koch, and I'm here on behalf of  
17 Centennial Parkside Community  
18 Development Corporation, a  
19 resident-led organization serving  
20 the East Parkside neighborhood of  
21 Philadelphia.

22 I'm here today to  
23 express my strong support for Bill  
24 No. 260423. For us, this bill is

1 not theoretical. It is deeply  
2 practical and urgently needed. At  
3 the heart of our neighborhood is  
4 North Star Park, which Ms. Cousar  
5 spoke to just a moment ago, a  
6 community space that reflects  
7 decades of residents' stewardship,  
8 care and vision. It is more than  
9 just land. It is a gathering  
10 place, a source of pride and a  
11 symbol of what is possible when  
12 communities invest in themselves.

13 However, like many  
14 community spaces across  
15 Philadelphia, the long-term future  
16 of North Star Park depends on land  
17 control and ownership. Without  
18 that, even the most vibrant and  
19 beloved spaces remain vulnerable.  
20 This is where Bill No. 260423  
21 becomes critical. By creating a  
22 pathway for the city to exchange  
23 property strategically, this  
24 legislation opens the door for

1 community-based organizations like  
2 ours to pursue land acquisition in  
3 ways that were previously difficult  
4 or impossible.

5 It gives the city  
6 flexibility to align public land  
7 with public purpose, not just  
8 through sale but through thoughtful  
9 exchange that prioritizes long-term  
10 community benefit for North Star  
11 Park. This could mean the  
12 difference between uncertainty and  
13 permanence. It could allow us to  
14 secure land that ensures the park  
15 remains a protected, community-  
16 centered space for generations to  
17 come. It also creates  
18 opportunities to assemble, land  
19 more effectively, support  
20 neighborhood scale planning and  
21 ensure that development reflects  
22 the needs and voices of residents.

23 Too often communities  
24 like East Parkside are left trying

1 to piece together fragmented  
2 parcels or compete in systems that  
3 are not designed with us in mind.  
4 This bill helps level the playing  
5 field. It recognizes that land is  
6 not just an asset, it is a tool for  
7 equity, stability and self-  
8 determination.

9 Bill No. 260423 gives  
10 the city a smarter, more flexible  
11 approach to land disposition. It  
12 allows Philadelphia to be proactive  
13 instead of reactive and to partner  
14 more effectively with the very  
15 communities working every day to  
16 strengthen their neighborhoods. We  
17 see this bill as a step toward a  
18 future where community spaces like  
19 North Star Park are not just  
20 preserved but secured, where  
21 residents have a real stake in the  
22 land beneath their feet and where  
23 public policy supports that vision.  
24 I urge City Council to pass Bill

1           No. 260423 and continue advancing  
2           policies that make community  
3           ownership and stewardship not the  
4           exception, but the norm. Thank you  
5           for your time and consideration.

6                       COUNCILWOMAN LOZADA:  
7           Thank you for being with us this  
8           afternoon.

9                       Please state your name  
10          for the record and begin with your  
11          testimony.

12                      MS. WARING: I'm  
13          Elizabeth Waring and I manage and a  
14          steward of green gardens and green  
15          spaces for Holly Street Garden,  
16          which is in West Powelton and we've  
17          been serving the community for 21  
18          years. It's been a journey with  
19          the garden. It's four lots and it  
20          has been a little complicated, but  
21          thank goodness we are blessed to  
22          have had three of the lots secured  
23          in the Neighborhood Garden Trust.

24                      We have one lot that's

1 pending and that lot with the  
2 acquisition of a land swap has been  
3 going on for about eight years. So  
4 it started with the Council, Jannie  
5 Blackwell administration. There  
6 was that particular lot was owned  
7 by a developer who was very  
8 displeased about not being able to  
9 use the lot that he had obtained.  
10 And I'm not sure how, but there was  
11 some issues with the Land Bank and  
12 it was agreed to when we met with  
13 Paulette Adams, who was a part of  
14 Councilwoman Blackwell's  
15 administration, that there would be  
16 a land swap.

17 So meeting with that  
18 owner at the time and his attorney  
19 and Paulette Adams, the land swap  
20 was supposed to happen, but it's  
21 been eight years and haven't  
22 happened yet. The gentleman sold  
23 the property since he couldn't do  
24 anything with it, but the new owner

1           was okay with the land swap. Why  
2           it hasn't happened, I'm not sure,  
3           but we are really looking forward  
4           to that.

5                           And in the meantime, in  
6           all these years we've been serving  
7           the community, having meetings  
8           there, events there, really  
9           maintaining with the help of  
10          different organizations,  
11          volunteers, neighbors. And right  
12          now we are in the heart of our  
13          growing season and harvesting. We  
14          just harvested and gave away some  
15          vegetables last weekend and  
16          yesterday. So we are in support of  
17          the bill. I really am and looking  
18          forward to a settlement with this  
19          land swap very soon. Thank you for  
20          hearing me.

21                           COUNCILWOMAN LOZADA:  
22          Thank you for your testimony and  
23          thank you for being here this  
24          afternoon. Thank you. Please

1 state your name for the record.

2 MS. SPAK: My name is  
3 Ryan Spak. I'm the principal  
4 partner at Spak Group. We're a  
5 real estate development company  
6 based in West Philadelphia. But we  
7 have holdings across the city as  
8 well as in Reading, Pennsylvania  
9 and Wilmington, Delaware. And I  
10 have the pleasure of working with  
11 Centennial CDC on North Star Park.

12 And I had commentary  
13 that I was thinking about as it  
14 relates to how important this park  
15 is to the community. And now that  
16 I've heard everyone else's  
17 testimony, I'm going to scrap those  
18 thoughts and come from a different  
19 perspective of smart real estate  
20 development.

21 We, as Councilmember  
22 Gauthier had mentioned, are a city  
23 of hodgepodge empty parcels, many  
24 of which the city owns. While the

1 city owns them, the city doesn't  
2 pay any real estate taxes. So we  
3 are losing out on tax revenue that  
4 we most desperately need. And this  
5 disposition policy gives us an  
6 opportunity to do smart  
7 development. We have an entire  
8 block that, for a generation, has  
9 been the epitome of what a  
10 community garden should be, and it  
11 has grown into a playground that  
12 now for a generation been  
13 beneficial.

14 And the land swap that  
15 we had proposed for the two parcels  
16 that are now zoned and permitted  
17 and ready to be built tomorrow,  
18 those parcels are in the middle of  
19 working communities and those empty  
20 lands have not produced anything,  
21 whether it's housing, affordable  
22 housing or tax revenue or an  
23 economic base of development,  
24 because when money is spent and is

1           spent intelligently within our  
2           communities, it creates jobs for  
3           all of us.

4                       Instead of that  
5           happening, we have been completely  
6           shut out for no reason. And the  
7           reason that I believe in this  
8           policy is because it is smart.  
9           It's smart economics.

10          Gentrification has benefits to it,  
11          but it only really works the best  
12          way when the community controls  
13          itself and the best way to stave  
14          off gentrification is to control  
15          open space and have the community  
16          do so. It can't do that if it has  
17          to spend every dollar, it has to  
18          buy a developer out. And this  
19          disposition policy has put  
20          Centennial CDC in that position  
21          where they will literally spend  
22          every dollar they have instead of  
23          trading land that isn't producing  
24          anything for us two developers who

1           have the means and methodology to  
2           produce moderate-income housing.  
3           So we have a good set of developers  
4           willing to play ball.

5                       We have a developer  
6           volunteering their time to  
7           negotiate that deal, and we have  
8           Centennial CDC who's ready to  
9           steward this land into the future.  
10          It is a perfect mix of economics  
11          and good policy. And for the  
12          administration to change this  
13          policy without public debate is  
14          atrocious. And so, I support this  
15          legislation.

16                      I hope it passes City  
17          Council. I hope before the  
18          legislation passes, the Mayor and  
19          this Administration turn around and  
20          changes this policy, because that  
21          would speed this process up  
22          immensely. And I hope more  
23          developers get in line with this  
24          idea that public space should

1 remain public space, and that other  
2 land that is in between houses  
3 should continue to be built for  
4 moderate- and low-income housing  
5 through this disposition policy.  
6 So thank you for this legislation  
7 and keep up the good work.

8 COUNCILWOMAN LOZADA:

9 Thank you for your testimony this  
10 afternoon. Not everybody thinks  
11 like you. Please state your name  
12 for the record and begin with your  
13 testimony.

14 MS. GREENBERG: Good  
15 afternoon. I'm Jenny Greenberg,  
16 and I'm speaking today in my  
17 capacity as the Executive Director  
18 of the Neighborhood Gardens Trust.  
19 Good afternoon, Chairperson Lozada  
20 and members of the Public  
21 Properties and Public Works  
22 Committee. Thank you for the  
23 opportunity to speak in support of  
24 Bill No. 260423, which would amend

1           The Philadelphia Code by  
2           establishing a methodology for  
3           property exchanges. This is an  
4           issue that I've been speaking with  
5           to Council since, I don't know,  
6           2015 because it's been a need for a  
7           long time.

8                         It's only gotten  
9           greater. For decades, residents  
10          and community organizations across  
11          Philadelphia have transformed  
12          vacant and abandoned lots into  
13          gardens and green spaces that serve  
14          as places of nourishment,  
15          connection and opportunity. And  
16          because they care deeply about  
17          their communities, residents  
18          through their own time, labor and  
19          resources have turned properties  
20          once considered liabilities into  
21          vibrant assets.

22                        These gardens have been  
23          shown to provide access to healthy  
24          food, improve public safety, mental

1 health to mitigate extreme heat and  
2 flooding and to foster community  
3 connections. And yet despite their  
4 proven value, more than 200  
5 community gardens and farms remain  
6 vulnerable because the people who  
7 care for them do not have secure  
8 land tenure. NGT exists to address  
9 this challenge, where a land trust  
10 dedicated to acquiring and  
11 permanently preserving gardens and  
12 green spaces so they can continue  
13 to serve the community for  
14 generations to come.

15 To date, we've preserved  
16 63 gardens and are currently  
17 working with 20 additional  
18 threatened sites. And one of the  
19 greatest challenges to preservation  
20 is that many gardens span multiple  
21 parcels with different owners,  
22 often a combination of land owned  
23 by city land-holding agencies and  
24 privately owned, often tax

1 delinquent properties.

2 As development pressure  
3 has increased, developers have  
4 increasingly purchased tax  
5 delinquent parcels at sheriff's  
6 sale or through heirs, sometimes  
7 disrupting established gardens with  
8 little warning. In several cases  
9 that we've been involved with, land  
10 swaps have been the only viable  
11 tool available to save beloved  
12 gardens.

13 Before the 2019  
14 disposition policy was adopted, NGT  
15 successfully completed land swaps  
16 at three gardens that enabled us to  
17 acquire threatened parcels from  
18 developers in exchange for  
19 comparable parcels nearby that were  
20 owned by Philadelphia land-holding  
21 agencies. In each instance, the  
22 developer declined to sell the  
23 garden parcel to NGT, even when we  
24 offered fair market value.

1           However, they were willing to  
2           exchange the property for another  
3           parcel through land swaps at the  
4           Growing Homes Garden in the 1st  
5           District, Emerald Street Community  
6           Farm in the 7th District, the South  
7           Philly Peace Garden in the 2nd  
8           District.

9                       We were able to protect  
10          those spaces and without the swaps,  
11          which were made possible through  
12          the strong support of their  
13          respective District Council  
14          representatives. The gardens would  
15          have had buildings built right in  
16          the middle of them. We're  
17          currently working on a land swap  
18          with Elizabeth at the Holly Street  
19          Garden and are getting more  
20          involved with the preservation of  
21          the North Star Park, which you  
22          heard about today as well.

23                      I'm certain there will  
24          be many more urgent land swaps

1           needed as additional gardens are  
2           acquired by developers. That's why  
3           Bill No. 260423 is so important.  
4           The bill provides a practical and  
5           transparent mechanism for future  
6           land swaps by allowing the deed  
7           restriction required for nominal  
8           fee transfers of city agency-owned  
9           land to be applied to the parcel,  
10          ultimately preserved for green  
11          space or affordable housing or  
12          other community-serving purposes,  
13          while allowing the exchanged city  
14          agency-owned parcel that goes to  
15          the developer to be conveyed  
16          without that restriction. This  
17          creates a workable solution that  
18          protects a healthy mix of community  
19          assets.

20                       This legislation is an  
21           important step forward in the  
22           city's ongoing efforts to preserve  
23           and strengthen Philadelphia's  
24           network of community gardens and

1 urban farms. It recognizes that  
2 protecting green space, supporting  
3 housing development, and advancing  
4 neighborhood revitalization are not  
5 competing goals. With thoughtful  
6 policy and continued collaboration,  
7 we can create fair, transparent  
8 pathways that support all of these  
9 community priorities. Thank you  
10 for your consideration and I urge  
11 you to support this bill.

12 COUNCILWOMAN LOZADA:

13 Thank you for your testimony.  
14 Thank you for being with us. That  
15 is the last person to testify on  
16 this panel. Let me begin by saying  
17 thank you to all of you, right.

18 I said thank you to Mike  
19 because I know him and the work  
20 that Iglesias Garden does in the  
21 7th Council District. And I  
22 understand how important Iglesias  
23 Garden is in the community and what  
24 it does to the community. I've

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1           for Mike. Can you share with those  
2           who are here today how the work  
3           that you're doing at Iglesias  
4           Garden has impacted the community  
5           and how the work that maybe my  
6           abuela started on Berks Street,  
7           right, has continued on Lawrence,  
8           because you guys are in that  
9           situation, right.

10                        You're in the middle of  
11           your beautiful garden. There is  
12           private parcels, right, that for  
13           many years you all have been  
14           fighting to get. And it's been a  
15           challenge. So can you share so  
16           that we can get on the record the  
17           work that you all are doing there,  
18           how it's impacting the community  
19           and how it brings people together?

20                       MR. GONZALO MORAN: I'll  
21           speak to the efforts and the  
22           struggles. First, Iglesias Garden  
23           has been around -- I mean, the  
24           land's been there forever, right.

1           The community has existed prior to  
2           that. So in terms of the land in  
3           the sense serving a purpose, it  
4           has. I mentioned the name in my  
5           speech, in my presentation. I had  
6           more to say about her, but I think  
7           I got myself together here. I  
8           wouldn't have been able to do it  
9           during that speech.

10                       But Ms. Margarita  
11           Molina, I want to put her name on  
12           the record for the city, for the  
13           world. The personal connection is  
14           she was my mother-in-law. My wife  
15           is sitting there and my son, that  
16           was his grandmother. But this  
17           woman was everything that we would  
18           in a sense consider to be a  
19           community elder, a leader, if you  
20           will. But she did it all from her  
21           home.

22                       I watched this woman  
23           take her limited or her fixed  
24           income and gather up all her

1 pennies to buy a lot that was in  
2 jeopardy behind her. She purchased  
3 that. She wasn't a developer. She  
4 wasn't connected to the city. She  
5 purchased that. And I watched her  
6 go back and forth to secure that  
7 land. She's no longer with us, but  
8 that land is and she left that land  
9 to that little guy over there, my  
10 son.

11 Who knows what would  
12 have happened there, right. I  
13 mean, I've got an idea, right.  
14 Plenty of development, it would  
15 have been another, you know. I'm  
16 in real estate too, by the way, so  
17 I'm not against development, right.  
18 As the gentleman mentioned, I'm all  
19 for smart development, considerate  
20 development, if you will, right.

21 But we know that every  
22 piece of land that we don't secure  
23 now is going to be in jeopardy and  
24 be taken from the community. Those

1           are the efforts or some of them for  
2           that matter. Now, for the success,  
3           right, that garden growing up, I  
4           wish I had a place like that. I  
5           wish my mom felt safe enough to  
6           just say, hey, go off to the  
7           garden. I can do that now, but I  
8           know how much work I had to put in  
9           to be able to say that to my son.

10                       I like to think that --  
11           as it was mentioned here before,  
12           this shouldn't be complicated.  
13           This shouldn't be hard. This is  
14           community. And again, if  
15           Philadelphia considers itself the  
16           city of neighborhoods, shouldn't we  
17           be making every effort to protect  
18           them, right, to nurture those  
19           neighborhoods as opposed to making  
20           them into developments or estates  
21           or whatever they're being labeled  
22           as. I think I'll stop there if I  
23           answered the question.

24                       COUNCILWOMAN LOZADA:

1 Thank you.

2 MR. GONZALO MORAN: And  
3 yes, we have a bunch of community  
4 programs and activities. And yes,  
5 we are serving the community in  
6 that way. We're bringing everybody  
7 together.

8 COUNCILWOMAN LOZADA:  
9 Thank you. Thank you for that  
10 comment.

11 Chair recognizes  
12 Councilmember Gauthier.

13 COUNCILWOMAN GAUTHIER:  
14 Thank you, Madam Chair.

15 I too wanted to thank  
16 all of you for testifying today,  
17 telling us about the special spaces  
18 that you've been stewarding. But  
19 more than that, thank you so much  
20 for the work you all are providing,  
21 such a community benefit, you know,  
22 making these spaces available for  
23 activities and recreation and for  
24 people to connect, making our

1 neighborhoods greener and safer.  
2 You are providing a benefit to the  
3 city. So thank you. And I'm glad  
4 that you all are here supporting  
5 this bill that we put forward, but  
6 I'm also disappointed that we don't  
7 have more support from the  
8 Administration in protecting these  
9 valuable spaces that are so good  
10 for our neighborhoods.

11 In the case of many of  
12 these spaces, North Star Park, One  
13 Art Community Center which used to  
14 be a part of my District and is now  
15 a part of the 4th District, I can't  
16 speak about the details or why it  
17 happened. But it is my knowledge  
18 that before I came to office, some  
19 of these parcels were pushed to  
20 sheriff's sale right from under the  
21 community stewards' feet.

22 The community was  
23 stewarding a space that they  
24 thought was theirs or was going to

1           become theirs and parcels were  
2           allowed to go to sheriff sale and  
3           sold to private developers. And  
4           so, now the communities are in a  
5           place where these developers, they  
6           want to, you know, benefit from the  
7           land that in their mind they came  
8           about legally. And we've been  
9           going through the painstaking work  
10          of doing as many swaps as we can on  
11          these spaces to ensure that these  
12          beloved community assets are  
13          protected. And it just seems like  
14          it's been so much of a fight and it  
15          shouldn't be.

16                       With respect to North  
17          Star Park, We had completed two  
18          land swaps in order to secure this  
19          space. And then when we went back  
20          to do two more swaps, I was told a  
21          variety of things. One, the city  
22          doesn't do land swaps when we've  
23          done several. Second, why is your  
24          office the only one that asks for

1           this, which is not true, right.  
2           And then after repeated requests,  
3           oh, the Mayor has made an executive  
4           directive that we don't do this  
5           anymore, a directive that we have  
6           never seen. I've never received  
7           that in actual writing. So to me,  
8           it shouldn't be this hard.

9                       I hope she's okay with  
10          me saying, but Ms. Callalily is in  
11          her early 90s and she has been  
12          working for years to ensure that  
13          the community has actual ownership  
14          of this space. In addition to a  
15          long and wonderful legacy of work,  
16          she should not have to fight her  
17          city to get that done. I had been  
18          on the phone with Malika and her  
19          legal counsel, as developers were  
20          in their community space surveying  
21          and getting ready to build. We  
22          should not have to battle our own  
23          city to protect spaces that are  
24          keeping people safe and making

1 communities more beautiful and  
2 better places to be.

3 And so, we put forward  
4 the legislation to fill this need.  
5 But what I really want is more  
6 partnership on this because you all  
7 are providing a benefit to the city  
8 that should be supported and  
9 recognized. And thank you so much  
10 for being here and for all that  
11 you've done on these valuable  
12 spaces in our neighborhoods.

13 COUNCILWOMAN LOZADA:  
14 Thank you. The Chair recognizes  
15 Councilmember Young.

16 COUNCILMAN YOUNG: Thank  
17 you so much, Madam Chair.

18 And I just want to  
19 commend my colleague Councilmember  
20 Gauthier on this legislation. It's  
21 very important that we preserve  
22 public spaces, and this type of  
23 legislation can actually help with  
24 the development of housing and

1           affordable housing, because there  
2           are so many parcels of land that  
3           are connected to city-owned  
4           properties that make good for  
5           affordable housing projects,  
6           Turnkey projects, other projects  
7           where if we could just swap out a  
8           couple of parcels, it just makes  
9           much more sense for that  
10          development to happen. So this is  
11          a positive thing for development in  
12          the city as well. And it can add  
13          to the number of units that we're  
14          trying to create in the city as  
15          well.

16                        So I just want to thank  
17          you for that. If we just got to  
18          look at it from a different lens, I  
19          mean this issue where, you know,  
20          property owners have started to  
21          exert their rights on vacant  
22          properties and vacant parcels that  
23          have been vacant for dozens and  
24          dozens of years, it's only

1           happening because the volumes are  
2           rising because of gentrification.

3                       We get these calls in my  
4           office all the time. And one thing  
5           I tell folks, I know it's hard.  
6           And me being an attorney, I try to  
7           speak to them in a language that  
8           they understand. But ultimately,  
9           if you have been a steward of a  
10          land for over 21 years, file for  
11          adverse possession, right, that's  
12          what your claim is to get that  
13          ownership, right, for your  
14          community.

15                      But if you don't have  
16          that legislation like this  
17          provides, City Council provides the  
18          city with that tool that you need  
19          to be able to be good stewards of  
20          land, to be able to keep some  
21          public ownership of land because  
22          we're not growing more land.  
23          That's just not happening. But we  
24          need policies in place like this

1           that can help us as a city keep  
2           land in public ownership as much as  
3           possible.

4                        So I just want to  
5           commend you all for the work that  
6           you're doing. We have a developer  
7           here, Mr. Spak, who says listen,  
8           I'm willing to do this, we are  
9           willing to roll our sleeves up and  
10          work with the community to get this  
11          done, right. And we just have to  
12          give them the tools necessary to do  
13          it the right way to improve our  
14          community, to continue to see our  
15          city to grow, because that's what  
16          we need. It's about growth in  
17          every capacity.

18                      So thank you,  
19          Councilmember, for this  
20          legislation. I'm looking forward  
21          to supporting it. And I hope that  
22          others can get behind this to  
23          support this as well, because it's  
24          a net positive for our city. I'm

1           thinking of a parcel right now  
2           where there's four city-owned  
3           parcels, but in the middle is two  
4           privately-owned. That could be a  
5           great tax credit project. But  
6           because of the two privately-owned  
7           lots that are there and I have  
8           city-owned lots across the street,  
9           we can swap those right out. Same  
10          neighborhood, same block, same  
11          value. Swap it right out to  
12          develop something that will be  
13          meaningful to the community there  
14          or preserve it as open space for  
15          the.

16                       But something like that  
17          there -- I mean, developers are in  
18          the business of making money,  
19          right. That's a business. That's  
20          their business, right. And so, as  
21          long as it doesn't hurt their  
22          bottom line, we should be able to  
23          do things that will encourage  
24          developers to engage with the

1 community on a positive level. So  
2 again, I just thank you for this  
3 legislation.

4 COUNCILWOMAN LOZADA:

5 Thank you. Thank you for being  
6 with us today. It doesn't have to  
7 be complicated. This can be easy.  
8 And we should do a better job at  
9 recognizing the work of landlords  
10 in our community. It is because of  
11 them that our communities are  
12 safer. It is because of them that  
13 we don't have the trash  
14 accumulation and the public safety  
15 issues that many communities have  
16 when we don't see groups organize,  
17 taking care of land that has just  
18 been sitting for many, many years.  
19 So we appreciate your work and we  
20 look forward to continuing to  
21 support you and the work that  
22 you're doing in green spaces.  
23 Thank you so much for being with us  
24 this afternoon.

## Committee on Public Property and Public Works

1 Ms. Lee, can you please  
2 call the names of the next panel.

3 THE CLERK: Lowanda  
4 Hebert, Deputy Commissioner of  
5 Public Property and Public Works,  
6 will be testifying on Bill No.  
7 260528.

8 (Witness approached  
9 witness table.)

10 COUNCILWOMAN LOZADA:  
11 Good afternoon. Thank you for  
12 being with us this afternoon.  
13 Please state your name for the  
14 record and begin with your  
15 testimony.

16 MS. HEBERT: Lowanda  
17 Hebert, Department of Public  
18 Property, Real Estate Division  
19 Deputy Commissioner. Good  
20 afternoon, Chairperson Lozada and  
21 members of the Committee on Public  
22 Property and Public Works. My name  
23 is Lowanda Hebert and I am the  
24 Deputy Commissioner of Public

1           Property. I am here today to  
2           testify in support of Bill No.  
3           260528, authorizing the  
4           Philadelphia Authority for  
5           Industrial Development to convey a  
6           fee simple title to all or a  
7           portion of property known as 5501  
8           Tacony Street for less than fair  
9           market value, under certain terms  
10          and conditions.

11                       Due to the restricted  
12          potential use of the property and  
13          Frankford Arsenal's operational  
14          requirement for supplemental  
15          parking, PAID will transfer the  
16          parcel at a price below fair market  
17          value. The Department of Public  
18          Property supports this measure and  
19          accordingly, I respectfully ask  
20          that City Council approve Bill No.  
21          260528. Thank you and I will be  
22          happy to answer any questions you  
23          may have.

24                               COUNCILWOMAN LOZADA:

## Committee on Public Property and Public Works

1           Thank you. Are there any questions  
2           from the committee?

3                               (No response.)

4                               COUNCILWOMAN LOZADA:

5           There being none, will the Clerk  
6           please call the name of the panel  
7           to testify on Bill No. 260529.

8                               THE CLERK: Lowanda  
9           Hebert, Deputy Commissioner of  
10          Public Property and Public Works,  
11          will be testifying on this bill  
12          today, Madam Chair.

13                              MS. HEBERT: Good  
14          afternoon, Chairperson Lozada and  
15          members of the Committee on Public  
16          Property and Public Works. My name  
17          is Lowanda Hebert and I am the  
18          Deputy Commissioner of Public  
19          Property. I'm here today to  
20          testify in support of Bill No.  
21          260529, authorizing the  
22          Commissioner of Public Property, on  
23          behalf of the City of Philadelphia,  
24          to enter into a lease agreement,

1 including lease amendment for a  
2 portion of the premises at 1341  
3 North Delaware Avenue for general  
4 office administrative use by the  
5 city, all under certain terms and  
6 conditions.

7 1341 North Delaware  
8 Avenue houses the Police Department  
9 Employee Assistance program and  
10 citywide Vice Units. The proposed  
11 space has been carefully selected  
12 to optimize departmental  
13 operations. Upon passage of the  
14 ordinance, the term of the lease  
15 will be converted to a ten-year  
16 term. The Department of Public  
17 Property is responsible for  
18 providing space rentals for  
19 department requirements.

20 All funding for the  
21 lease is provided in the fiscal  
22 year budget for the Department of  
23 Public Property. The Department of  
24 Public Property supports this

1           measure. And accordingly, I  
2           respectfully ask that City Council  
3           approve Bill No. 260529. Thank you  
4           and I'll be happy to answer any  
5           questions you may have.

6                   COUNCILWOMAN LOZADA:

7           Thank you for your testimony.

8                   Are there any questions  
9           from the committee?

10                   (No response.)

11                   COUNCILWOMAN LOZADA:

12           There being none, Ms. Lee, will you  
13           please call the panel here to  
14           testify on Bill No. 260531.

15                   THE CLERK: Lowanda  
16           Hebert, Deputy Commissioner of  
17           Public Property and Public Works,  
18           will be testifying on this bill  
19           today, Madam Chair.

20                   MS. HEBERT: Good  
21           afternoon, Chairperson Lozada and  
22           members of the Committee on Public  
23           Property and Public Works. My name  
24           is Lowanda Hebert and I am the

1 Deputy Commissioner of Public  
2 Property. I am here today to  
3 testify in support of Bill No.  
4 260531, authorizing the  
5 Commissioner of Public Property, on  
6 behalf of the City of Philadelphia,  
7 to enter into a sublease agreement  
8 with the Philadelphia Municipal  
9 Authority for use by the city of a  
10 portion of the premises located at  
11 701 Market Street.

12 The Department of  
13 Behavioral Health and Intellectual  
14 Disability Services occupies 26,758  
15 rentable square feet of office and  
16 related space on the fifth floor of  
17 701 Market. The tenant shall  
18 continue to use and occupy the  
19 premises in the same manner and  
20 will receive a tenant improvement  
21 allowance upon execution of a lease  
22 amendment.

23 Upon passage of the  
24 ordinance, the term of lease will

1           then be converted to a ten-year  
2           term. The Department of Public  
3           Property is responsible for  
4           providing space rentals for  
5           department requirements. All  
6           funding for the lease is provided  
7           in the fiscal year budget for the  
8           Department of Public Property. The  
9           Department of Public Property  
10          supports this measure. And  
11          accordingly, I respectfully ask  
12          that City Council approve Bill No.  
13          260531. Thank you and I'll be  
14          happy to answer any questions you  
15          may have.

16                           COUNCILWOMAN LOZADA:

17          Thank you for your testimony.

18                           Are there any questions  
19          from members of the committee?

20                           (No response.)

21                           COUNCILWOMAN LOZADA:

22          There being none, will the Clerk  
23          please call the next panel to  
24          testify on this bill.

## Committee on Public Property and Public Works

1 THE CLERK: There are no  
2 further witnesses, ma'am.

3 COUNCILWOMAN LOZADA:  
4 Hearing none, we will now  
5 transition into public comment.

6 Will the Clerk please  
7 call any members of the public  
8 present to comment on any of the  
9 bills heard today.

10 THE CLERK: There are no  
11 speakers on the public comment  
12 list, Madam Chair.

13 COUNCILWOMAN LOZADA:  
14 Thank you. This concludes the  
15 hearing and we will now go into  
16 public meeting. We will convene  
17 the public meeting to consider the  
18 actions to be taken on the bills  
19 before this committee today.

20 Will the Clerk please  
21 call the roll. Members in  
22 attendance, please acknowledge that  
23 you're present when your name is  
24 called.

## Committee on Public Property and Public Works

1 THE CLERK: Chair  
2 Lozada.  
3 COUNCILWOMAN LOZADA:  
4 Present.  
5 THE CLERK: Vice-Chair.  
6 Squilla.  
7 (No response.)  
8 THE CLERK:  
9 Councilmember Gauthier.  
10 COUNCILWOMAN GAUTHIER:  
11 Present.  
12 THE CLERK:  
13 Councilmember Driscoll.  
14 COUNCILMAN DRISCOLL:  
15 Present.  
16 THE CLERK:  
17 Councilmember. Harrity.  
18 COUNCILMAN HARRITY:  
19 Present.  
20 THE CLERK:  
21 Councilmember. Young.  
22 COUNCILMAN YOUNG:  
23 Present.  
24 COUNCILWOMAN LOZADA:

1 Thank you. I will note for the  
2 record that a quorum of this  
3 committee is present.

4 The Chair recognizes  
5 Councilmember Driscoll for a motion  
6 on Bill No. 260423.

7 COUNCILMAN DRISCOLL:  
8 Thank you, Madam Chair.

9 I offer an amendment to  
10 Bill No. 260423. A copy of the  
11 amendment has been circulated to  
12 all members of the committee. I  
13 move that the amendment to Bill No.  
14 260423 be approved.

15 (Duly seconded.)

16 COUNCILWOMAN LOZADA:  
17 The Chair notes for the record that  
18 Councilmember Harrity seconds the  
19 motion. It has been moved and  
20 properly seconded that the  
21 amendment to Bill No. 260423 be  
22 approved.

23 All those in favor of  
24 the motion will signify by saying

1           aye.

2                               (Aye.)

3                               COUNCILWOMAN LOZADA:

4           Those opposed?

5                               (No response.)

6                               COUNCILWOMAN LOZADA:

7           The amendment to Bill No. 260423  
8           has been approved.

9                               The Chair recognizes  
10          Councilmember Driscoll for a motion  
11          on Bill No. 260423 as amended.

12                              COUNCILMAN DRISCOLL:

13          Thank you, Madam Chair.

14                              I move that Bill No.  
15          260423 as amended be reported from  
16          this committee with a favorable  
17          recommendation and further move  
18          that the rules of Council be  
19          suspended to permit first reading  
20          of this bill at the next session of  
21          Council.

22                              (Duly seconded.)

23                              COUNCILWOMAN LOZADA: It  
24          has been moved and properly

1           seconded that Bill No. 260423 as  
2           amended be reported from this  
3           committee with a favorable  
4           recommendation and further move  
5           that the rules of Council be  
6           suspended to permit first reading  
7           of this bill at the next session of  
8           Council.

9                       All those in favor of  
10           this motion signify by saying aye.

11                      (Aye.)

12                      COUNCILWOMAN LOZADA:

13           Those opposed?

14                      (No response.)

15                      COUNCILWOMAN LOZADA:

16           The ayes have it and the motion  
17           carries. Bill No. 260423 as  
18           amended will be reported from this  
19           committee with a favorable  
20           recommendation with a request that  
21           the rules of Council be suspended  
22           to permit first reading at the next  
23           session of Council.

24                      The Chair recognizes

## Committee on Public Property and Public Works

1 Councilmember Driscoll for a motion  
2 on Bill No. 260382, 260528, 260529  
3 and 260531.

4 COUNCILMAN DRISCOLL:

5 Thank you, Madam Chair.

6 I move that Bill Nos.  
7 260382, 260528, 260529 and 260531  
8 be reported from this committee  
9 with a favorable recommendation and  
10 further move that the rules of  
11 Council be suspended to permit  
12 first reading of this bill at our  
13 next Council session.

14 (Duly seconded.)

15 COUNCILWOMAN LOZADA: It  
16 has been moved and properly  
17 seconded that Bill Nos. 260382,  
18 260528, 260529 and 260531 be  
19 reported from this committee with a  
20 favorable recommendation and  
21 further move that the rules of  
22 Council be suspended to permit  
23 first reading of these bills at the  
24 next session of Council.

## Committee on Public Property and Public Works

1 All those in favor  
2 signify by saying aye.

3 (Aye.)

4 COUNCILWOMAN LOZADA:

5 Those opposed?

6 (No response.)

7 COUNCILWOMAN LOZADA:

8 The ayes have it and the motion  
9 carries.

10 There being no further  
11 questions from members of this  
12 committee or witnesses to testify,  
13 this concludes the business before  
14 the Committee on Public Works and  
15 Public Property today. Thank you  
16 all very much. Have a great  
17 afternoon.

18 - - -

19 Committee on Public  
20 Property and Public Works concluded  
21 at 4:48 p.m.)

22 - - -

23

24

## C E R T I F I C A T I O N

I, hereby certify that the proceedings  
and evidence noted are contained fully and  
accurately in the stenographic notes taken  
by me in the foregoing matter, and that  
this is a correct transcript of the same.



---

TANEHA CARROLL  
Court Reporter - 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.)

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