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COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING - COMMITTEE ON PUBLIC PROPERTY

4

AND PUBLIC WORKS

5

- - -

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Room 400, City Hall

7

Philadelphia, Pennsylvania

8

Wednesday, June 8, 2005, 1:30 p.m.

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BILL NOS. 050502, 050513, 050515, 050518 and
050519

11

12

PRESENT:

13

COUNCILMAN DARRELL L. CLARKE

14

COUNCILMAN JUAN F. RAMOS

15

COUNCILMAN FRANK RIZZO

16

COUNCILWOMAN MARIAN TASCO

17

COUNCILWOMAN DONNA REED MILLER

18

COUNCILMAN JACK KELLY

19

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21

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2 COUNCILMAN CLARKE: Good
3 afternoon. We will convene the Committee on
4 Public Property and Public Works.

5 Would the clerk please read the
6 title of the first bill.

7 THE CLERK: Bill No. 050502, an
8 Ordinance authorizing the Commissioner of
9 Public Property to execute and deliver to the
10 Philadelphia Authority for Industrial
11 Development a deed conveying, for nominal
12 consideration, fee simple title to a certain
13 tract of City-owned land located in the
14 vicinity of 3061 Island Avenue, with the
15 buildings and improvements thereon, for
16 further conveyance at fair market value.

17 COUNCILMAN CLARKE: Let the
18 record reflect that Councilman Rizzo,
19 Councilwoman Tasco, Councilman Kelly and
20 Councilwoman Reed Miller are present.

21 Please proceed.

22 COMMISSIONER SCHLOTTERBECK:
23 Good afternoon, Chairman Clarke and members of
24 the Committee on Public Property and Public
25 Works. My name is Joan Schlotterbeck. I am

1 June 8, 2005 - Public Property
2 the Commissioner of the Department of Public
3 Property. I'm here today to testify in
4 support of Bill No. 050502, an ordinance
5 authorizing me as the Commissioner, on behalf
6 of the City of Philadelphia, to execute and
7 deliver to PAID, for nominal consideration, a
8 deed conveying fee simple title to a certain
9 tract of City-owned land located in the
10 vicinity of 3061 Island Avenue, with the
11 buildings and improvements thereon, for
12 further conveyance by Philadelphia Authority
13 for Industrial Development at fair market
14 value, with the net proceeds to be returned to
15 the General Fund.

16 The Department of Public Property
17 supports this measure, and, accordingly, I
18 respectfully ask City Council approve Bill No.
19 050502. I also ask that the rules be
20 suspended so that the ordinance may be passed
21 upon the second reading at Council. Thank
22 you.

23 COUNCILMAN CLARKE: Thank you.

24 Any questions of this witness by
25 members of the committee?

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2 Councilwoman Tasco.

3 COUNCILWOMAN TASC0: Thank you.

4 Could you tell me what the proposed
5 use of this site will be?

6 COMMISSIONER SCHLOTTERBECK:

7 This site will be used for the Public Property
8 radio shop.

9 COUNCILWOMAN TASC0: Public
10 Property radio shop?

11 COMMISSIONER SCHLOTTERBECK:

12 And the piece that we're conveying here is for
13 Wilson Safe Company, who is our neighbor.
14 They needed a small parcel behind the property
15 so that they could use that as a means of exit
16 out of their property.

17 COUNCILWOMAN TASC0: So you're
18 going to sell this to Wilson?

19 COMMISSIONER SCHLOTTERBECK:

20 Just a small parcel.

21 COUNCILWOMAN TASC0: Of the
22 3601 --

23 COMMISSIONER SCHLOTTERBECK:

24 3061.

25 COUNCILWOMAN TASC0: -- land

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2 site is the site that you're selling to them?

3 COMMISSIONER SCHLOTTERBECK:

4 I'm sorry? 3061 Island Avenue.

5 COUNCILWOMAN TASC0: Is the
6 land that you're going to sell to Wilson's?

7 COMMISSIONER SCHLOTTERBECK: A
8 small piece of the back side of the property,
9 not the entire property. What it is, it's a
10 small building that we acquired. We're going
11 to be the tenant there with our radio shop, my
12 department's radio shop. There's a small
13 piece in the back that we've agreed to sell
14 off to our neighbor, Wilson Safe Company.

15 COUNCILWOMAN TASC0: So PAID is
16 not acquiring all of the land, you already own
17 the land?

18 COMMISSIONER SCHLOTTERBECK:
19 That's correct.

20 COUNCILWOMAN TASC0: So this is
21 to convey a small piece of 3061 Island Avenue
22 to the neighbor?

23 COMMISSIONER SCHLOTTERBECK:
24 That's correct.

25 COUNCILMAN RIZZ0: Follow-up

1 June 8, 2005 - Public Property

2 there.

3 COUNCILMAN CLARKE: Councilman
4 Rizzo.

5 COUNCILMAN RIZZO: So the radio
6 shop has not yet moved? Where is it presently
7 now?

8 COMMISSIONER SCHLOTTERBECK:
9 11st and Reed.

10 COUNCILMAN RIZZO: I understand
11 Fleet Management and you have to vacate that,
12 correct? That's closing that site, 11th and
13 Reed?

14 COMMISSIONER SCHLOTTERBECK:
15 Yes.

16 COUNCILMAN RIZZO: So where is
17 Fleet Management going? Why aren't you moving
18 together again?

19 COMMISSIONER SCHLOTTERBECK:
20 It's not large enough. It's a very small
21 building. It's not large.

22 COUNCILMAN RIZZO: You couldn't
23 find a place where both of you could locate?

24 COMMISSIONER SCHLOTTERBECK:
25 No, not together.

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2 COUNCILMAN RIZZO: So what are
3 you planning to do with Fleet Management?

4 COMMISSIONER SCHLOTTERBECK:
5 We're investigating several opportunities and
6 we haven't yet decided on which way we're
7 going to go with them.

8 COUNCILMAN RIZZO: Why are we
9 shutting 11th and Reed?

10 COMMISSIONER SCHLOTTERBECK: We
11 introduced an ordinance yesterday to sell that
12 property.

13 COUNCILMAN RIZZO: Why?

14 COMMISSIONER SCHLOTTERBECK:
15 Because there's an interested party that would
16 like to put a charter school there, and we
17 don't need to be located at -- there's no
18 reason for us to be there, and, frankly, the
19 building was probably two times larger than
20 our need. We've just owned it from, I think,
21 the 1920s or something. I'm not even sure of
22 the date. And we've been there forever. So
23 it really isn't an efficient use of our space
24 at this time anyway.

25 COUNCILMAN RIZZO: So it's a

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2 good opportunity to sell it and downsize to a
3 more appropriate-size building?

4 COMMISSIONER SCHLOTTERBECK:

5 Correct.

6 COUNCILMAN RIZZO: Good

7 management. Thank you.

8 COMMISSIONER SCHLOTTERBECK:

9 You're welcome.

10 COUNCILMAN CLARKE: Thank you,

11 Councilman.

12 Councilwoman Miller.

13 COUNCILWOMAN MILLER: Yes.

14 Good afternoon.

15 COMMISSIONER SCHLOTTERBECK:

16 Good afternoon.

17 COUNCILWOMAN MILLER: I'd like

18 to know if your neighbor, Wilson whatever

19 company --

20 COMMISSIONER SCHLOTTERBECK:

21 Wilson Safe.

22 COUNCILWOMAN MILLER: -- is

23 only going to have one small tract of 3061;

24 the other part of that land then will

25 remain --

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2 COMMISSIONER SCHLOTTERBECK:

3 City property.

4 COUNCILWOMAN MILLER: -- City

5 owned?

6 COMMISSIONER SCHLOTTERBECK:

7 That's correct.

8 COUNCILWOMAN MILLER: Thank

9 you.

10 COMMISSIONER SCHLOTTERBECK:

11 You're welcome.

12 COUNCILMAN CLARKE: Finished,

13 Councilwoman?

14 COUNCILWOMAN MILLER: Yes. I'm

15 sorry. Yes.

16 COUNCILMAN CLARKE: Thank you.

17 Any other testimony on this bill?

18 (No response.)

19 COUNCILMAN CLARKE: Thank you.

20 There being none, will the clerk please read

21 the title of the next bill.

22 THE CLERK: Bill No. 050513, an

23 ordinance authorizing the Commissioner of

24 Public Property, on behalf of the City of

25 Philadelphia, to enter into an agreement to

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2 sublease from the Philadelphia Municipal
3 Authority portions of a building located at
4 One South Penn Square, under certain terms and
5 conditions.

6 COUNCILMAN CLARKE: Please
7 proceed.

8 COMMISSIONER SCHLOTTERBECK:
9 Good afternoon. My name is Joan
10 Schlotterbeck. I am the Commissioner for the
11 Department of Public Property. I'm here today
12 to represent Public Property to testify in
13 support of Bill No. 050513, an ordinance
14 authorizing me as the Commissioner, on behalf
15 of the City, to enter into an agreement to
16 sublease the Philadelphia Municipal Authority
17 portions of a building located at One South
18 Penn Square, under certain terms and
19 conditions.

20 This bill will permit the City to
21 lease certain office space located at the
22 Widener Building for use as the new location
23 for the City of Philadelphia District
24 Attorney's office.

25 The Department of Public Property

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2 supports this measure, and, accordingly, I
3 respectfully ask that City Council approve
4 Bill No. 050513. I also ask that the rules be
5 suspended so that the ordinance may be passed
6 upon second reading at Council. Thank you.

7 COUNCILMAN CLARKE: The tenants
8 of this particular space are currently housed
9 where?

10 COMMISSIONER SCHLOTTERBECK:
11 They're at 14 --

12 COUNCILMAN CLARKE: Is this an
13 expansion?

14 COMMISSIONER SCHLOTTERBECK:
15 1421 Arch Street.

16 COUNCILMAN CLARKE: So what
17 portion of the DA's office are we moving? The
18 entire unit?

19 COMMISSIONER SCHLOTTERBECK:
20 The entire, yes, with a few exceptions. I
21 have people here from the District Attorney's
22 office if you have specific questions.

23 COUNCILMAN CLARKE: Are the
24 lease term agreements in the Widener Building
25 more advantageous to the City than its current

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2 location?

3 COMMISSIONER SCHLOTTERBECK:
4 Absolutely. We're acquiring more space,
5 paying less rent.

6 DEPUTY COMMISSIONER HERZINS:
7 My name is John Herzins, Deputy Commissioner
8 of Public Property.

9 As an indication of the better rate
10 we're going to be getting on this new lease,
11 the blended five-year rate for the first five
12 years at the Widener Building will be 33
13 percent less than the rate we're currently
14 paying at their current location.

15 COUNCILMAN CLARKE:
16 Interesting.

17 DEPUTY COMMISSIONER HERZINS:
18 And that includes 29,000 more square feet.

19 COUNCILMAN CLARKE: Is that
20 signaling a downward trend in rents or is it
21 just an anomaly?

22 DEPUTY COMMISSIONER HERZINS:
23 Probably a little bit of both. A little bit
24 of luck, a little bit of timing, too. The
25 current tenant in the Widener Building, the

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2 largest user, was vacating the property, so
3 the new owners were anxious to cut a deal.

4 COUNCILMAN CLARKE: I guess
5 what I'm trying to understand, in terms of the
6 cost of real estate in Center City, is that a
7 trend or is this just a particular situation
8 where we were in a timely way being able to --

9 DEPUTY COMMISSIONER HERZINS:
10 Actually, I think there's a trend. There is a
11 large amount of vacancies right now in Center
12 City, so it's a good time to have the lease
13 expire for the current space.

14 COUNCILMAN CLARKE: But it's
15 not good for the City generally, that we have
16 such vacancy that it will cause the rent --

17 DEPUTY COMMISSIONER HERZINS:
18 It's good for Public Property when we're
19 looking for space for our offices.

20 COUNCILMAN CLARKE: Only good
21 for Public Property but not good for the City
22 because we have a lessening in our occupancy.

23 Okay. Thank you.

24 Councilman Rizzo.

25 COUNCILMAN RIZZO: This

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2 discussion reminds me that many years ago we
3 bought the Bell Tower Building. What is the
4 occupancy of that building? What do we refer
5 to it as, One --

6 COMMISSIONER SCHLOTTERBECK:

7 One Parkway.

8 COUNCILMAN RIZZO: One Parkway.

9 COMMISSIONER SCHLOTTERBECK:

10 How many employees?

11 COUNCILMAN RIZZO: I understand

12 there's a lot of empty space still in there.

13 COMMISSIONER SCHLOTTERBECK:

14 Absolutely not true.

15 COUNCILMAN RIZZO: It's full?

16 COMMISSIONER SCHLOTTERBECK:

17 Absolutely. Not only is it full --

18 COUNCILMAN RIZZO: All City?

19 COMMISSIONER SCHLOTTERBECK:

20 Yes, sir.

21 COUNCILMAN RIZZO: No tenants,

22 nothing like that?

23 COMMISSIONER SCHLOTTERBECK:

24 The majority tenant is the Department of Human

25 Services and the Law Department, are the two

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2 largest tenants in the building.

3 COUNCILMAN RIZZO: Have we
4 looked at acquiring, since we still have a lot
5 of rental space, have we looked at maybe
6 acquiring another building to get out of some
7 leases down the road and house them like we
8 did in One Parkway, a City-owned building?

9 COMMISSIONER SCHLOTTERBECK:
10 We're actually analyzing it from a different
11 angle. When our leases come to term, we're
12 thinking about moving them into City-owned
13 space that we seem to have a little bit of a
14 surplus on. One Parkway is not one of the
15 buildings, though.

16 COUNCILMAN RIZZO: Okay.
17 Thanks.

18 COMMISSIONER SCHLOTTERBECK:
19 You're welcome.

20 COUNCILWOMAN MILLER: I have
21 one.

22 COUNCILMAN CLARKE:
23 Councilwoman Miller.

24 COUNCILWOMAN MILLER: Where is
25 One Penn Square, what streets?

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2 COMMISSIONER SCHLOTTERBECK:

3 It's around City Hall. The Wanamaker
4 Building, the building beside that used to
5 have Caldwell's in it.

6 COUNCILWOMAN MILLER: Okay.

7 COMMISSIONER SCHLOTTERBECK:

8 You can enter on Chestnut or you can enter on
9 One East Penn Square -- or East Penn Square, I
10 should say, not One East.

11 COUNCILWOMAN MILLER: Everybody
12 thinks everybody knows where these Penn Center
13 Square buildings are or Penn Square buildings
14 or whatever. One day I was looking for Eight.
15 I had the worst time trying to find Eight Penn
16 Square. So it's easier if you just say the
17 street. Then people really know where they
18 are at.

19 COMMISSIONER SCHLOTTERBECK:

20 It's a circular street around City Hall.

21 DEPUTY COMMISSIONER HERZINS:

22 The southeast corner of City Hall.

23 COUNCILWOMAN MILLER: Thank
24 you.

25 COUNCILMAN CLARKE: Thank you.

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2 Councilwoman Tasco.

3 COUNCILWOMAN TASC0: The space
4 where the District Attorney is now, that's the
5 old YMCA building?

6 COMMISSIONER SCHLOTTERBECK:
7 That's correct.

8 COUNCILWOMAN TASC0: Do you
9 know what's going to happen with that?

10 COMMISSIONER SCHLOTTERBECK:
11 Actually, I don't. I mean, I think there has
12 been some discussions about condos, but I
13 don't...

14 COUNCILWOMAN TASC0: So your
15 lease is up there?

16 COMMISSIONER SCHLOTTERBECK:
17 Yes.

18 COUNCILWOMAN TASC0: That's why
19 you sought new space?

20 COUNCILWOMAN TASC0: Yes.

21 COUNCILMAN CLARKE: Condos? We
22 actually had a hearing prior to this hearing
23 where there were approximately ten proposals
24 that would account for 4,100 condominium units
25 in the City of Philadelphia.

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2 COUNCILWOMAN TASC0: I do have
3 a question.

4 Who owns the Widener Building?

5 DEPUTY COMMISSIONER HERZINS:
6 Chestnut Limited Partnership. The two new
7 owners of that are the Chestnut Limited
8 Partnership. It's two gentlemen from New York
9 who formed a partnership who bought the
10 building this year.

11 COUNCILMAN CLARKE: Recently?

12 DEPUTY COMMISSIONER HERZINS:
13 Yes.

14 COUNCILMAN CLARKE: Thank you.

15 Let the record reflect that
16 Councilman Juan Ramos has joined the
17 committee.

18 Any other questions of these
19 witnesses on this bill?

20 (No response.)

21 COUNCILMAN CLARKE: Anyone else
22 to testify on this bill?

23 (No response.)

24 COUNCILMAN CLARKE: There being
25 none, will the clerk please read the title of

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2 the next bill.

3 THE CLERK: Bill 050515, an
4 ordinance authorizing the Commissioner of
5 Public Property, on behalf of the City of
6 Philadelphia, to enter into a sublease and/or
7 lease agreement under which the City will
8 sublease and/or lease to CBS Broadcasting,
9 Incorporated, a certain portion of the
10 building commonly known as One Parkway
11 Building, located at 1515 Arch Street, for the
12 purpose of installing, constructing, erecting,
13 operating, maintaining, repairing and
14 replacing thereon and therein a tower and
15 related wiring, cabling, equipment and
16 appurtenances for use in connection with the
17 broadcast of television and/or radio signals
18 and the broadcast and reception of microwave
19 and radio signals to and from a facility to be
20 constructed on land located at the northwest
21 corner of 15th and Arch Streets, all under
22 certain terms and conditions.

23 COUNCILMAN CLARKE: Please
24 proceed.

25 COMMISSIONER SCHLOTTERBECK:

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2 Councilman, I neglected to say that on the
3 last bill, which is 513, I have to have the
4 bill amended for the lease to be included.

5 COUNCILMAN CLARKE: Have you
6 passed out the amendments?

7 COMMISSIONER SCHLOTTERBECK:
8 Yes. You have them in front of you.

9 COUNCILMAN CLARKE: Okay.
10 What's the content of the amendment or the
11 purpose of the amendment specifically?

12 COMMISSIONER SCHLOTTERBECK:
13 It's to actually enter into, for the record,
14 the actual leasing document.

15 COUNCILMAN CLARKE: The actual
16 lease, okay. Thank you.

17 COMMISSIONER SCHLOTTERBECK:
18 You're welcome.

19 Good afternoon. I'm Joan
20 Schlotterbeck. I am the Commissioner for the
21 Department of Public Property. I'm here to
22 testify and represent that the Department of
23 Public Property would like to support Bill No.
24 050515, an ordinance authorizing me as the
25 Commissioner, on behalf of the City, to enter

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2 into a sublease and/or lease agreement under
3 which the City will sublease and/or lease to
4 CBS Broadcasting, Inc., a certain portion of
5 the building commonly known as One Parkway
6 Building, located at 1515 Arch Street, for the
7 purpose of installing, constructing, erecting,
8 operating, maintaining, repairing and
9 replacing thereon and therein a tower and the
10 related wiring, cabling, equipment and
11 appurtenances for the use in connection with
12 broadcast of television and/or radio signal
13 and the broadcast and reception of microwave
14 and radio signals to and from a facility to be
15 constructed on land located at the northwest
16 corner of 15th and Arch Streets, all under
17 certain terms and conditions.

18 This bill will permit CBS
19 Broadcasting, Inc., to lease certain space
20 located at City's One Parkway Building for the
21 purpose of erecting and operating a tower for
22 use in connection with Philadelphia area
23 broadcast television and radio signals.

24 The Department of Public Property
25 supports this measure, and, accordingly, I

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2 respectfully ask that City Council approve
3 Bill No. 050515. I would also ask that rules
4 be suspended so that the ordinance may be
5 passed upon second reading at Council. Thank
6 you.

7 COUNCILMAN CLARKE: Thank you.

8 Councilman Rizzo.

9 COUNCILMAN RIZZO:

10 Commissioner, so I understand this in English,
11 are we allowing CBS to install equipment on
12 the roof of One Parkway?

13 COMMISSIONER SCHLOTTERBECK:

14 That's correct.

15 COUNCILMAN RIZZO: Is that what
16 this means?

17 COMMISSIONER SCHLOTTERBECK:

18 Correct.

19 COUNCILMAN RIZZO: And I assume
20 it will be a tower and microwave and other
21 antennae?

22 COMMISSIONER SCHLOTTERBECK:

23 Correct.

24 COUNCILMAN RIZZO: Are we able
25 to co-locate, if the need would be, any City

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2 facilities for our microwave and/or 800
3 megahertz system on that same structure?

4 COMMISSIONER SCHLOTTERBECK:

5 Yes. I'm going to ask Deputy Commissioner Joe
6 James to answer those questions, but before I
7 do, I also need to mention that there's an
8 amendment to this ordinance as well. You have
9 it in your package on your desk. It's to
10 include language -- am I to read that off to
11 you? It's specific language in the ordinance
12 that is not there when we originally submitted
13 the bill.

14 COUNCILMAN CLARKE: Please do.

15 COMMISSIONER SCHLOTTERBECK:

16 This is to add Section 4. "In addition to the
17 authorization set forth in Section 1, the
18 Commissioner of Public Property is hereby
19 authorized in the alternate to enter into an
20 agreement pursuant to which the City would
21 sublease the premises to Philadelphia
22 Authority for Industrial Development for the
23 purpose of PAID subleasing the premises to CBS
24 for the purposes set forth in Section 1, which
25 agreement shall be substantially in form of

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2 Exhibit A, with such changes as a City
3 Solicitor deems necessary to conform the
4 document to the terms of this authorization."

5 COUNCILMAN CLARKE: Thank you.

6 COUNCILMAN RIZZO:

7 Commissioner?

8 DEPUTY COMMISSIONER JAMES:

9 Good afternoon. My name is Joseph James,
10 Deputy Commissioner for the Department of
11 Public Property, responsible for the
12 communications division.

13 Specifically, in answer to your
14 question, Councilman Rizzo, we have worked
15 with the engineers from CBS and have entered,
16 as part of the agreement, the ability to
17 include two microwave dishes on their tower
18 that they will be able to provide for us to
19 provide additional communication services for
20 our operation.

21 We've also worked out some very
22 specific unique language that we're very
23 comfortable that would deal with any potential
24 interference issues in the operation of their
25 tower and the operation of our facilities

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2 should we need to put them on the tower.

3 COUNCILMAN RIZZO:
4 Commissioner, as long as there wouldn't be
5 interference issues, what if a cell phone
6 provider, Cingular, Nextel, Verizon, would
7 like to locate a cell site at that location?

8 DEPUTY COMMISSIONER JAMES: I
9 think it's envisioned by CBS, and it's my
10 understanding in our discussion, that that's
11 not what CBS has intended. They need it
12 specifically so that they could operate their
13 television and broadcast facilities and
14 they're not looking to allow cellular
15 providers on there that could cause
16 interference issues in the future.

17 COUNCILMAN RIZZO: But let's
18 say that there wouldn't be technical issues.
19 Why wouldn't the Department of Public
20 Property, now that you're constructing a site
21 for -- allowing a site to be constructed at
22 that location, why wouldn't we then look for a
23 revenue opportunity to build something on that
24 structure to accommodate that other source of
25 revenue?

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2 DEPUTY COMMISSIONER JAMES: I
3 think the way the agreement is built, it's for
4 CBS to build, construct and own and maintain
5 it. So it's really for their sole purpose the
6 reason that the facility is going to be there,
7 them being CBS.

8 COUNCILMAN RIZZO: Forget that
9 facility. Let's talk about 20 feet on the
10 other side of the roof. Since we're doing
11 this, why aren't we looking for other funding
12 sources?

13 DEPUTY COMMISSIONER JAMES:
14 Well, we always hold out for opportunities for
15 funding sources for carriers who want to use
16 City property, and so far, we have not had any
17 interest in it. Not to say that we wouldn't
18 have any interest, but if in fact there was
19 interest from a carrier who wanted to use that
20 facility, they would have to use that as long
21 as they didn't provide interference to CBS.

22 COUNCILMAN RIZZO:
23 Commissioner, I was told that a carrier
24 approached the City about using that facility
25 and was turned down, told them that we weren't

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2 interested in having a tenant on the roof.

3 DEPUTY COMMISSIONER JAMES: I'm
4 not aware of any request that came through our
5 office using One Parkway from a carrier.

6 COUNCILMAN RIZZO: Do you have
7 any police facilities there? Do we have any
8 800 trunking radio facilities there?

9 DEPUTY COMMISSIONER JAMES: No.
10 Our 800 trunking radios are at City Hall.
11 That's the main site that's in Center City
12 that we provide 800 megahertz service.

13 COUNCILMAN RIZZO: Okay.

14 COUNCILMAN CLARKE: Councilman
15 Kelly.

16 COUNCILMAN KELLY: Yes. I just
17 have a follow-up question to Councilman
18 Rizzo's questioning.

19 By having CBS, of course, putting up
20 one of their towers on the site, would this
21 prohibit anyone else from putting up a tower?
22 In other words, in the agreement that you have
23 with CBS, would that agreement include in it a
24 provision that no one else can use that site
25 for similar purposes?

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2 DEPUTY COMMISSIONER JAMES: I
3 don't recall if there's specific language that
4 makes it exclusive or limits it to only CBS
5 using that site. I think by its sheer
6 construction of CBS, it pretty well limits the
7 potential for anyone else to build a tower on
8 the same facility.

9 COUNCILMAN KELLY: Then just by
10 the sheer size --

11 DEPUTY COMMISSIONER JAMES:
12 Just by the sheer size and what has to be done
13 to --

14 COUNCILMAN KELLY: There
15 wouldn't be ample space for an additional
16 tower or anything?

17 DEPUTY COMMISSIONER JAMES: No.
18 I think it's sufficient enough to be able to
19 allow CBS to do what they want, but they
20 wouldn't be able to accommodate other
21 additional towers on that site.

22 COUNCILMAN KELLY: Okay. Thank
23 you.

24 COUNCILWOMAN TASC0: Does the
25 erection of a tower on that site interfere in

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2 any way with the Mayor's effort to make the
3 City wireless? Would there be any
4 interference with --

5 DEPUTY COMMISSIONER JAMES: I
6 don't believe there would be any. What CBS is
7 attempting to do is to operate the tower
8 similar to their location that they're
9 currently at within their FCC guidelines of
10 their particular frequencies, which are not
11 going to affect the WiFi initiative, which is
12 the unlicensed spectrum, and I don't believe
13 this tower to impact that in any way.

14 COUNCILWOMAN TASCO: Would the
15 tower have any impact on the building in terms
16 of phone use or any video or any use within
17 the building where all the sudden now
18 employees can't use their cell phones or some
19 other interference would take place?

20 DEPUTY COMMISSIONER JAMES: No.
21 I believe we're real specific in our
22 discussion with CBS that whatever they
23 construct cannot affect the operation of the
24 facility for its intended purpose. Certainly
25 what they're intending to do is put microwave

1 June 8, 2005 - Public Property

2 dishes that beam to a specific location at the
3 distant end. So it's not broadcasting as in
4 the sense of a cell carrier or any other kind
5 of device that actually kind of broadcasts
6 openly. This is real specific. It's real
7 germane to their operation, and they operate
8 within a very confined spectrum.

9 I don't think it will have an impact
10 on the -- just like it's operating now at 5th
11 and Market. It's not affecting people that
12 use cell phones or radios in the area.

13 COUNCILWOMAN TASC0: How long
14 is the lease for?

15 DEPUTY COMMISSIONER JAMES: I
16 believe the lease is for 20 years.

17 COUNCILWOMAN TASC0: 20 years?

18 DEPUTY COMMISSIONER JAMES:
19 Yes. It's a 20-year lease.

20 COUNCILWOMAN TASC0: I don't
21 have a copy of the bill. Well, I have a copy
22 of the bill, but how much are we charging?
23 What is the cost?

24 DEPUTY COMMISSIONER JAMES: I
25 believe the rent is nominal consideration.

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2 COMMISSIONER SCHLOTTERBECK:

3 Nominal.

4 DEPUTY COMMISSIONER JAMES:

5 Nominal consideration.

6 COUNCILWOMAN TASCO: What does
7 that mean?

8 DEPUTY COMMISSIONER JAMES: I
9 believe it's intended to be a dollar, because
10 the purpose of it is to allow CBS to stay
11 within Philadelphia and continue to operate --

12 COUNCILMAN CLARKE: You may
13 want to talk about the other aspect of the
14 project so people have a better sense. It's
15 not just a tower. You want to talk about --

16 COUNCILWOMAN TASCO: What did
17 you say?

18 DEPUTY COMMISSIONER JAMES: I
19 think there's more to it than just a tower.

20 COUNCILMAN CLARKE: We had a
21 hearing yesterday that there was an extensive
22 discussion about the overall project.

23 You may want to talk about the
24 project in its entirety so Councilwoman will
25 have a better sense of what it is we're doing.

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2 It's not just a tower. So I don't know if
3 anybody is here that can speak to the project.

4 COMMISSIONER SCHLOTTERBECK:

5 We're going to ask --

6 DEPUTY COMMISSIONER JAMES:

7 We'll have a representative that can speak to
8 what the overall project is.

9 MR. PRIMAVERA: Good afternoon.

10 Carl Primavera. I'm representing Don Pulver,
11 who is beside me to the right.

12 To answer your question, Councilman
13 Clarke, we're very excited, and I'm going to
14 let Don talk about it. CBS is out of its
15 lease very soon in the Independence Hall area
16 and they need a new built-to-suit location.
17 No other building that exists in the City is
18 appropriate for their specific use, their
19 studio space, their equipment, and obviously
20 they've looked in any number of areas within
21 the City and outside the City, and Don was
22 able to attract them to 15th and Arch, which
23 is the surface lot next to One Parkway, and
24 he's, in effect, convinced them that they
25 should stay in the City and use Love Park, in

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2 effect, as their front door, be on the
3 Parkway. And they liked the idea.

4 They're excited about the design of
5 a new building, but one thing they require in
6 order to stay in the City, they need to have a
7 building to transmit to the antenna farm in
8 Roxborough. And we explored with Deputy
9 Commissioner James any number of other sites.
10 We tried to see what we could do, and there's
11 only one site that works.

12 We actually have the engineers from
13 CBS here who do their work all over the world.
14 So we came to the City and said, Look, good
15 news, and hopefully more good news, we have a
16 site that works for CBS and if we can have
17 access to your roof, we will build a great new
18 facility and basically take a parking lot
19 that's underdeveloped and make it a
20 built-to-suit operation.

21 So Don, who has probably built more
22 office buildings in the area, 1600 Market
23 Street, all the buildings in Conshohocken, is
24 going to be the developer here.

25 Don?

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2 MR. PULVER: Sure. We bought
3 the --

4 COUNCILMAN CLARKE: State your
5 name for the record, please.

6 MR. PULVER: Don Pulver, Oliver
7 Tyrone Pulver Corporation.

8 We acquired the air rights at 15th
9 and Arch from the Philadelphia Parking
10 Authority, in return for which we will build
11 them a 285-car underground garage on the site,
12 and then we will build a 200,000 square foot
13 building above that, of which CBS will take
14 approximately one half.

15 They will be putting their studios
16 on the ground floor facing Love Park and also
17 15th Street. So they'll be -- the face of CBS
18 will be on Philadelphia, and, likewise,
19 they'll have communication devices on the
20 building which will be broadcasting what
21 they're doing in their studios onto Love Park
22 and to the City.

23 As Carl said, the main thing they
24 have to do, though, is, they have to broadcast
25 their signal up and over certain buildings in

1 June 8, 2005 - Public Property

2 the City in order to get to Roxborough. So
3 that's why we're here.

4 They're talking about entering into
5 a 20-year lease in fact in the new building,
6 same as the lease on the top of the One
7 Parkway.

8 MR. PRIMAVERA: So it's
9 obviously exciting for us to see something
10 new, and I know there's a question earlier
11 about the office market, and this is one of
12 those interesting wrinkles. Yes, there's
13 space, but none of the space that's currently
14 available has the right floor-to-ceiling
15 height for studios and meets the requirements
16 of CBS as it basically builds a whole new
17 studio facility.

18 So basically it allows us to have a
19 great infill building that doesn't come at the
20 expense of any existing buildings. Because
21 this is a tenant that either comes to this
22 site or goes outside Philadelphia. So it's a
23 win-win.

24 COUNCILWOMAN TASCO: Okay.

25 Thank you.

1 June 8, 2005 - Public Property

2 Is there any cost at all in using
3 that site to the City? Are there any costs to
4 the City at all? I guess the Property
5 Department should answer that question.

6 DEPUTY COMMISSIONER JAMES:

7 Councilman, the way the tower is being
8 designed is that CBS is going to do it at
9 their cost and maintain it at their cost, and
10 all the improvements necessary for them to
11 construct and operate is going to be at CBS's
12 cost and no cost to the City.

13 COUNCILWOMAN TASC0: No energy
14 costs at all?

15 DEPUTY COMMISSIONER JAMES: No
16 energy. They're providing power, which is one
17 of the novelties of the design. They're going
18 to run power directly from their building next
19 door right up to their tower. So they really
20 don't have to use anything from the City.

21 COUNCILWOMAN TASC0: Thank you.

22 COUNCILMAN RIZZ0: Very
23 creative.

24 COUNCILWOMAN TASC0: Thank you.

25 COUNCILMAN CLARKE: Thank you,

1 June 8, 2005 - Public Property
2 Councilwoman.

3 MR. PRIMAVERA: And the City
4 has been extremely cooperative, Commerce
5 Department, Public Property. I guess every
6 deal happens in a very accelerated fashion.
7 Decisions have to be made. And given the high
8 level of technical difficulty, and you've
9 asked all the right questions, we've really
10 had great cooperation and we're excited and
11 the people from CBS are here and everyone is
12 excited. Thank you.

13 COUNCILMAN CLARKE: I just want
14 to say again, not to be repetitive, but for
15 the record, in yesterday's hearing, there was
16 a commitment by the developer to do an
17 aggressive outreach for -- during the
18 construction period, there would be an
19 aggressive outreach to ensure that local
20 Philadelphians and minority business
21 enterprises and women business enterprises
22 have ample opportunity to participate during
23 the construction phase, and we're also
24 entertaining discussions with CBS as it
25 relates to any new job opportunities, that we

1 June 8, 2005 - Public Property

2 enter into some agreement to ensure that local
3 Philadelphians get that opportunity and
4 possibly some internships with the
5 Philadelphia School District.

6 MR. PRIMAVERA: We're excited
7 about that and the answer is yes to all that.
8 I also learned from CBS people that they
9 recently created a whole new studio for Temple
10 University, which they use as their actual
11 broadcast facility. So there's a lot of
12 synergy, and I think it will be a great thing
13 for Philadelphia to have the ability to have
14 the weather broadcast live from Love Park,
15 with the Love statue and the Parkway view. I
16 mean, this is really going to be a step in the
17 right direction.

18 COUNCILMAN CLARKE: Thank you.

19 Any other questions of these
20 witnesses?

21 (No response.)

22 COUNCILMAN CLARKE: Thank you,
23 gentlemen.

24 MR. PRIMAVERA: Thank you.

25 COUNCILMAN CLARKE: Anyone else

1 June 8, 2005 - Public Property

2 to testify on this bill?

3 (No response.)

4 COUNCILMAN CLARKE: There being
5 none, will the clerk please read the title of
6 the next bill.

7 THE CLERK: Bill No. 050518, an
8 ordinance authorizing the Philadelphia
9 Authority for Industrial Development to
10 purchase a certain tract of land located at
11 2620 to 2638 West Girard Avenue in the 29th
12 Ward of the City of Philadelphia, under
13 certain terms and conditions.

14 COMMISSIONER SCHLOTTERBECK: My
15 name is Joan Schlotterbeck. I am the
16 Commissioner for the Department of Public
17 Property. I'm here today to testify in
18 support of Bill No. 050519, an ordinance
19 authorizing me as the Commissioner, on behalf
20 of the City, to accept from the School
21 District of Philadelphia conveyance of title
22 to a parcel of land located at 843 to 847
23 North 12th Street, formerly the site of the
24 Spring Garden School --

25 COUNCILMAN CLARKE:

1 June 8, 2005 - Public Property

2 Commissioner, I don't think we did 18.

3 COMMISSIONER SCHLOTTERBECK: I
4 did jump? Sorry. I forgot, Tom Dalfo is here
5 to testify on that one. I guess I must be
6 anxious.

7 MR. DALFO: It was good
8 testimony, so I didn't want to interrupt.

9 Good afternoon, Mr. Chairman and
10 members of the committee. My name is Thomas
11 Dalfo and I represent the Philadelphia
12 Industrial Development Corporation and the
13 Philadelphia Authority for Industrial
14 Development. I am here to testify in support
15 of Bill No. 050518.

16 This bill authorizes the
17 Philadelphia Authority for Industrial
18 Development, PAID, at the direction of the
19 Commerce Department to purchase an
20 approximately 1.25-acre property at the
21 southeast corner of 27th Street and Girard
22 Avenue for consideration of approximately \$2.5
23 million. After acquisition by PAID, this site
24 will be marketed to retail developers as a
25 potential supermarket location.

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2 The site's high visibility on Girard
3 Avenue and its location in a dynamic
4 neighborhood should make it an attractive site
5 for retail development.

6 The purchase price reflects the
7 property owners' current asking price for the
8 property. The cost of this acquisition will
9 be paid from the Industrial and Commercial
10 Revolving Fund, or Land Bank.

11 I would ask that the committee
12 consider this bill favorably and that the
13 rules of Council be suspended to permit first
14 reading at the next regularly scheduled
15 meeting of Council.

16 Thank you for the opportunity to
17 testify. I'll be happy to answer any
18 questions you may have.

19 COUNCILMAN CLARKE: Thank you.

20 Do we anticipate based on the
21 current market, not only in the City but in
22 the neighborhood, that we would be in a
23 position to recapture our funds?

24 MR. DALFO: The way the
25 transaction is conceived, yes. We do

1 June 8, 2005 - Public Property
2 anticipate we would try to recapture the funds
3 through a series of the sale to a developer or
4 to a supermarket chain and a series of grant
5 funds and programs that the state is
6 aggressively pursuing as part of the new
7 economic development initiative from
8 Harrisburg.

9 COUNCILMAN CLARKE: Be more
10 specific about that.

11 MR. DALFO: I think it's the
12 First Industries initiative, which focuses on
13 agricultural but has a component to emphasize
14 development and support development of
15 supermarket retail in underserved communities,
16 which would be an area like this or in very
17 rural areas in the Commonwealth as well.

18 COUNCILMAN CLARKE: Is that the
19 initiative that State Representative Evans,
20 they had a press conference?

21 MR. DALFO: I think he was the
22 architect of that. I believe so.

23 COUNCILMAN CLARKE: And that's
24 in play? I mean, that discussion as it
25 relates to the availability of the building is

1 June 8, 2005 - Public Property

2 in play?

3 MR. DALFO: I believe so.

4 COUNCILMAN CLARKE: In terms of
5 marketing the site, will there be a full-blown
6 RFP or have we already had some expressions of
7 interest from any operators?

8 MR. DALFO: There have been
9 some discussions with operators. They've been
10 pretty preliminary at this point until a site
11 can be controlled to kind of test the market
12 to say if a site can be secured, would it be
13 of interest. And the response we've gotten
14 back so far is favorable, but we don't really
15 know where we'll get until we have the site
16 and we kind of go into negotiations with
17 folks.

18 As to whether or not we would kind
19 of reach out to a handful of targeted
20 supermarket chains or developers that work
21 with retailers or go to a full-blown RFP, I
22 don't think that decision has been made yet,
23 but I think there can be good reasons to go
24 either way with it, but it would be a
25 competitive process.

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2 COUNCILMAN CLARKE: Okay.

3 Any questions of this witness by
4 members of the committee?

5 (No response.)

6 COUNCILMAN CLARKE: Thank you.

7 Anyone else to testify on this bill?

8 Please come forward. Come to the
9 witness table, please.

10 MS. KISSINGER: Good afternoon.

11 My name is Tess Kissinger and I'm here
12 representing the Girard Avenue Alliance.

13 We are a community group that, for
14 the last three years, have been substantially
15 concerned with this site. We are a community
16 north and south of West Girard and we are
17 without reasonable access to food. It's a
18 hardship to many families in our community.

19 The members of Girard Avenue
20 Alliance have fought long and hard to get a
21 quality supermarket on this site. It is the
22 only site in our community with enough size to
23 put a supermarket on. The recent rumors that
24 Whole Foods is moving makes this only more
25 dire to our community.

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2 We can also consider a supermarket
3 at this location will become the cornerstone
4 to further economic redevelopment of West
5 Girard Avenue. We have been assured by
6 members of City government that a full-size
7 quality supermarket is planned as part of this
8 transaction. We support this transaction
9 wholly if this is the case. The neighborhood
10 is behind it 100 percent.

11 We are not opposed to multi-use
12 plans for this property at 2620-2638 Girard
13 Avenue so long as the plans do include a
14 full-size supermarket and are presented to us
15 showing a sensitivity to the traffic and trash
16 concerns that the neighborhood has.

17 I thank you for this opportunity to
18 speak to you.

19 COUNCILMAN CLARKE: Thank you.

20 Any questions of this witness by
21 members of the committee?

22 (No response.)

23 COUNCILMAN CLARKE: Thank you.

24 Anyone else to testify on the bill?

25 Sir.

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2 MR. ASHBRIDGE: Good afternoon,
3 Council. My name is Steven Ashbridge and I am
4 President of the Board of the Girard
5 Coalition.

6 The Girard Coalition, as you may
7 know, is actively working on the redevelopment
8 of the commercial strip of Girard Avenue river
9 to river. We feel it's imperative that these
10 lands be acquired and a supermarket be put in
11 place. The neighborhoods both north and south
12 of Girard Avenue have limited shopping in the
13 area. The only current supermarket is Whole
14 Foods located at approximately 20th and
15 Pennsylvania Avenue and there's some
16 indication that store may be closing in the
17 next several years.

18 In order for the commercial strip
19 along West Girard to be as viable and
20 successful as we believe it can be, this lot
21 can be the cornerstone for that redevelopment.
22 As Ms. Kissinger had stated, we believe a
23 multi-use of the building would be fine, and,
24 again, I would encourage City Council to go
25 ahead and pass the necessary ordinance to

1 June 8, 2005 - Public Property
 2 permit the City to acquire the property.
 3 Thank you.

4 COUNCILMAN CLARKE: Thank you.

5 Any questions of this witness by
 6 members of the committee?

7 (No response.)

8 COUNCILMAN CLARKE: Thank you,
 9 sir.

10 Anyone else to testify on this bill?

11 (No response.)

12 COUNCILMAN CLARKE: Thank you.

13 There being none, will the clerk please read
 14 the title of the next bill.

15 THE CLERK: Bill No. 050519, an
 16 ordinance authorizing the Commissioner of
 17 Public Property, on behalf of the City, to
 18 accept from the School District of
 19 Philadelphia conveyance of title to a parcel
 20 of land located at 843 through 47 North 12th
 21 Street, formerly the site of the Spring Garden
 22 School, and further authorizing transfer of
 23 the property to the Philadelphia Authority for
 24 Industrial Development, under certain terms
 25 and conditions.

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2 COMMISSIONER SCHLOTTERBECK:

3 Now I can start, right?

4 COUNCILMAN CLARKE: Please
5 proceed.

6 COMMISSIONER SCHLOTTERBECK: My
7 name is Joan Schlotterbeck. I am the
8 Commissioner of the Department of Public
9 Property. I am here today to testify in
10 support of Bill No. 050519, an ordinance
11 authorizing me as the Commissioner, on behalf
12 of the City, to accept from the School
13 District of Philadelphia conveyance of title
14 to a parcel of land located at 843 to 847
15 North 12th Street, formerly the site of the
16 Spring Garden School, and further authorizing
17 transfer of property to the Philadelphia
18 Authority for Industrial Development, under
19 certain terms and conditions.

20 The Department of Public Property
21 supports this measure, and, accordingly, I
22 respectfully ask that City Council approve
23 Bill No. 050519. I also ask that the rules be
24 suspended so that the ordinance may be passed
25 upon the second reading at Council. Thank

1 June 8, 2005 - Public Property

2 you.

3 COUNCILMAN CLARKE: Thank you.

4 I'd just like to say for the record
5 this particular building is a school that's
6 been vacant for probably 15, 20 years. It
7 currently sits in the midst of probably one of
8 the best Philadelphia Housing Authority
9 redevelopment sites, not only in the City,
10 with all due respect to Councilwoman
11 Blackwell, but maybe in the state.

12 This is the only vacant property
13 that sits in the midst of the reconstructed
14 Richard Alan, reconstructed Cambridge Plaza
15 development and the relatively newly
16 constructed West Poplar Nehemiah Homes just
17 east of that because of the redevelopment of
18 those particular PHA developments and a new
19 homeownership development. We currently
20 before us have a market-rate proposal by the
21 Dale Corporation at 10th and Wallace as a
22 result of the massive development initiatives
23 in that area.

24 This particular property is the only
25 vacant property in that area. It was believed

1 June 8, 2005 - Public Property

2 by many that this could possibly be utilized
3 for some additional affordable housing
4 opportunities for senior citizens, as the
5 building is conducive to conversion to senior
6 citizens units and some possible social
7 service components on the first floor.

8 This building was actually the dream
9 of a very good friend of mine who
10 unfortunately passed, Ms. Nadir Williams, and
11 it was always her dream to have this building
12 redeveloped for those purposes. And
13 unfortunately, I'm sorry to say that there was
14 a commitment by myself as her Councilperson,
15 her friend to have this building done, and
16 there are a lot of people who are on board to
17 get this done. So from a personal
18 perspective, this is one thing that I'd like
19 to see done before I leave this particular
20 job.

21 COMMISSIONER SCHLOTTERBECK:

22 Thank you.

23 COUNCILMAN CLARKE: Thank you.

24 Any other testimony on this bill?

25 (No response.)

1 June 8, 2005 - Public Property

2 COUNCILMAN CLARKE: Any

3 questions of these witnesses?

4 (No response.)

5 COUNCILMAN CLARKE: Thank you.

6 There being none, we will conclude the public

7 hearing.

8 (Public hearing of Committee on

9 Public Property and Public Works concluded at

10 2:10 p.m.)

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1 June 8, 2005 - Public Property

2 CERTIFICATE

3 I HEREBY CERTIFY that the
4 proceedings, evidence and objections are
5 contained fully and accurately in the
6 stenographic notes taken by me upon the
7 foregoing matter on June 8, 2005, and that
8 this is a true and correct transcript of same.

9

10

11

12

13

14

15 _____
MICHELE L. MURPHY

16 RPR-Notary Public

17

18

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

24

25

1 June 8, 2005 - Public Property
2 COUNCIL OF THE CITY OF PHILADELPHIA
3 PUBLIC MEETING - COMMITTEE ON PUBLIC PROPERTY
4 AND PUBLIC WORKS

5 - - -

6 Room 400, City Hall
7 Philadelphia, Pennsylvania
8 Wednesday, June 8, 2005, 2:10 p.m.

9

10

11 BILL NOS. 050338, 050340, 050377, 050378,
12 050379, 050456 and 050470

13

PRESENT:

14 COUNCILMAN DARRELL L. CLARKE
15 COUNCILMAN JUAN F. RAMOS
16 COUNCILMAN FRANK RIZZO
17 COUNCILWOMAN MARIAN TASCO
18 COUNCILWOMAN DONNA REED MILLER
19 COUNCILMAN JACK KELLY

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26 V A R A L L O Incorporated
27 Litigation Support Services
28 1835 Market Street, Suite 600
29 Philadelphia, PA 19103
30 215.561.2220 215.567.2670

31

1 June 8, 2005 - Public Property

2 COUNCILMAN CLARKE: And we will
3 now go into the public meeting.

4 Councilwoman Miller, can I please
5 ask for a motion on Bill 050502.

6 COUNCILWOMAN MILLER:
7 Mr. Chair, I move that Bill 050502 be reported
8 out of this committee with a favorable
9 recommendation and further move that the rules
10 of Council be suspended so as to permit first
11 reading at our next session.

12 COUNCILMAN RAMOS: Second.

13 COUNCILMAN CLARKE: It's been
14 moved and seconded.

15 All approved?

16 COUNCIL MEMBERS: Aye.

17 COUNCILMAN CLARKE: Any
18 opposed?

19 (No response.)

20 COUNCILMAN CLARKE: Ayes have
21 it. Bill 050502 will be reported out of
22 committee with a favorable recommendation,
23 with a rules suspension as to allow the
24 reading at the next session of Council.

25 Councilwoman Miller. I actually

1 June 8, 2005 - Public Property

2 have an amendment to the next bill.

3 COUNCILWOMAN MILLER: There is
4 an amendment here.

5 COUNCILMAN CLARKE: There are
6 actually two amendments, 15 and 13.

7 COUNCILWOMAN MILLER: 15 and 13
8 is amended.

9 COUNCILMAN CLARKE: Yes.
10 Councilwoman Miller, can I ask you for a
11 motion on the amendment to Bill 050513.

12 COUNCILWOMAN MILLER: I move
13 that the amendment to Bill 050513 be approved.

14 COUNCILMAN KELLY: Second.

15 COUNCILMAN CLARKE: All in
16 favor?

17 COUNCIL MEMBERS: Aye.

18 COUNCILMAN CLARKE: Any
19 opposed?

20 (No response.)

21 COUNCILMAN CLARKE: The
22 amendment is adopted.

23 Councilwoman Miller, can I please
24 ask for a motion on Bill 050513 as amended.

25 COUNCILWOMAN MILLER: I make a

1 June 8, 2005 - Public Property

2 motion that Bill 050513 as amended be reported
3 out of this committee with a favorable
4 recommendation and further move that the rules
5 of Council be suspended so as to permit first
6 reading at our next session.

7 COUNCILMAN KELLY: Second.

8 COUNCILMAN CLARKE: It's been
9 moved and seconded.

10 All approved?

11 COUNCIL MEMBERS: Aye.

12 COUNCILMAN CLARKE: Any
13 opposed?

14 (No response.)

15 COUNCILMAN CLARKE: The ayes
16 have it. Bill 050513 will be reported out of
17 committee with a favorable recommendation.

18 Councilwoman Miller, can I please
19 ask for a move on the amendment to Bill
20 050515.

21 COUNCILWOMAN MILLER: I move
22 that the amendment to Bill 050515 be approved.

23 COUNCILMAN KELLY: Second.

24 COUNCILMAN CLARKE: It has been
25 moved and seconded.

1 June 8, 2005 - Public Property

2 All approved?

3 COUNCIL MEMBERS: Aye.

4 COUNCILMAN CLARKE: Opposed?

5 (No response.)

6 COUNCILMAN CLARKE: The ayes
7 have it.

8 Councilwoman Miller, can I please
9 ask for a motion on the bill as amended.

10 COUNCILWOMAN MILLER: I move
11 that Bill No. 050515 as amended be reported
12 out of this committee with a favorable
13 recommendation and further move that the rules
14 of Council be suspended so as to permit first
15 reading at our next session.

16 COUNCILMAN KELLY: Second.

17 COUNCILMAN CLARKE: It's been
18 moved and seconded.

19 All approved?

20 COUNCIL MEMBERS: Aye.

21 COUNCILMAN CLARKE: Opposed?

22 (No response.)

23 COUNCILMAN CLARKE: The ayes
24 have it. Bill 050515 will be reported out of
25 committee with a favorable recommendation with

1 June 8, 2005 - Public Property

2 a request for rules suspension as to allow
3 reading at the next session.

4 Councilwoman Miller.

5 COUNCILWOMAN MILLER:

6 Mr. Chair, I move that Bill No. 050518 be
7 reported out of this committee with a
8 favorable recommendation and further move that
9 the rules of Council be suspended so as to
10 permit first reading at our next session.

11 COUNCILMAN KELLY: Second.

12 COUNCILMAN CLARKE: It's been
13 moved and seconded.

14 All approved?

15 COUNCIL MEMBERS: Aye.

16 COUNCILMAN CLARKE: Opposed?

17 (No response.)

18 COUNCILMAN CLARKE: The ayes
19 have it. Bill 050518 will be reported out of
20 committee with a favorable recommendation.

21 Councilwoman Miller.

22 COUNCILWOMAN MILLER:

23 Mr. Chair, I move that Bill No. 050519 be
24 reported out of this committee with a
25 favorable recommendation and further request

1 June 8, 2005 - Public Property

2 that the rules of Council be suspended so as
3 to permit first reading at our next session.

4 COUNCILMAN KELLY: Second.

5 COUNCILMAN CLARKE: It's been
6 moved and seconded.

7 Those approved?

8 COUNCIL MEMBERS: Aye.

9 COUNCILMAN CLARKE: Those
10 opposed?

11 (No response.)

12 COUNCILMAN CLARKE: The ayes
13 have it. Bill 050519 will be reported out of
14 committee with a favorable recommendation.

15 Thank you very much. This concludes
16 the public meeting on the Committee on Public
17 Property and Public Works.

18 (Public Meeting of Committee on
19 Public Property and Public Works concluded at
20 2:15 p.m.)

21 - - -

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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 on June 8, 2005, and that
this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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