

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

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, June 19, 2019
10:46 a.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILMAN ALLAN DOMB
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN MARK SQUILLA

BILLS 190507, 190508, and 190510

- - -

Committee on Public Property and Public Works
June 19, 2019

Page 2

1 6/19/19 - PUBLIC PROPERTY - BILL 190507, ETC.

2 COUNCILMAN HENON: Good

3 morning, everybody, and welcome to the
4 Committee of Public Property and Public
5 Works. I want to note for the record
6 that a quorum has been established. To
7 my left, Councilman Greenlee. To my
8 right, Councilman Domb and Councilman
9 Squilla.

10 Clerk, would you please read
11 the title of the two bills.

12 THE CLERK: Bill No. 190507,
13 authorizing the Commissioner of Public
14 Property, on behalf of the City of
15 Philadelphia, to enter into an amendment
16 to a lease agreement with RedGap Limited
17 Partnership, for use by the City of all
18 or a portion of the premises located at
19 4000 North American Street, under certain
20 terms and conditions; and

21 Bill No. 190508, authorizing
22 the Commissioner of Public Property, on
23 behalf of the City of Philadelphia, to
24 enter into a lease agreement with E.O.M.
25 Athletic Association, Incorporated, for

1 6/19/19 - PUBLIC PROPERTY - BILL 190507, ETC.

2 use by EOM of all or a portion of the
3 premises located at 144 Moore Street, all
4 under certain terms and conditions.

5 COUNCILMAN HENON: Thank you.

6 And also for the record, Bill
7 No. 190510 is going to be held to the
8 call of the sponsor.

9 Is there someone here with
10 Public Property in the Administration
11 that wishes to testify on Bill No.
12 190507?

13 Can you state your name for the
14 record and proceed with your testimony.

15 DEPUTY COMMISSIONER CASIMIR:

16 Sure. Good morning, Chair Henon and
17 other members of the Committee on Public
18 Property and Public Works. My name is
19 Dominique Casimir and I am the Deputy
20 Commissioner of Real Estate for the
21 Department of Public Property. I am here
22 today to testify in support of Bill No.
23 190507, an ordinance authorizing the
24 Commissioner of Public Property, on
25 behalf of the City of Philadelphia, to

1 6/19/19 - PUBLIC PROPERTY - BILL 190507, ETC.

2 enter into a lease agreement with RedGap
3 Limited Partnership, for use by the City
4 of the premises located at 4000 North
5 American Street, under certain terms and
6 conditions.

7 The City has leased 4000 North
8 American Street since December 1997 for
9 use by the Office of Homeless Services
10 for food storage and a distribution
11 center. In addition to the Office of
12 Homeless Services, it serves as a hub for
13 License and Inspection, the Philadelphia
14 Police Department, CLIP, the 9th Survey
15 District, the Philadelphia Fire
16 Department, and Mural Arts. We currently
17 occupy the entire premise of 120,853
18 square feet of office and warehouse
19 space.

20 Understanding the importance of
21 and complexity of the centralized
22 warehouse location in the City, Public
23 Property decided to move forward with a
24 ten-year lease extension that includes an
25 additional five-year tenant option. In

1 6/19/19 - PUBLIC PROPERTY - BILL 190507, ETC.

2 return, ownership agreed to renovate and
3 modernize the bathrooms, upgrade to a
4 LEED lighting system throughout the
5 premises, install security cameras at the
6 entrances and parking lot, and to work
7 with the Office of Sustainability on ways
8 to reduce overall energy costs.

9 Ownership will provide additional tenant
10 improvement allowance to be available for
11 the tenant use throughout the remainder
12 of the term. The new lease extension is
13 scheduled to commence on July 1st, 2019.

14 The Department of Public
15 Property supports this measure and,
16 accordingly, I respectfully ask that City
17 Council approve Bill No. 190507 with a
18 suspension of the rules so as to allow
19 for the first reading at the next session
20 of Council.

21 Thank you, and I will be happy
22 to answer any questions you may have.

23 COUNCILMAN HENON: Thank you
24 for your testimony.

25 Anyone on the Committee wish to

1 6/19/19 - PUBLIC PROPERTY - BILL 190507, ETC.

2 ask any questions on Bill No. 190507?

3 (No response.)

4 COUNCILMAN HENON: Anybody here
5 today joining us wish to have any comment
6 or offer any testimony on 190507?

7 (No response.)

8 COUNCILMAN HENON: That being
9 none, if you have testimony on Bill No.
10 190508, please again state your name for
11 the record and proceed with your
12 testimony.

13 DEPUTY COMMISSIONER CASIMIR:

14 Good morning again, Chair Henon and other
15 members of the Committee on Public
16 Property and Public Works. My name is
17 Dominique Casimir and I am the Deputy
18 Commissioner of Real Estate for the
19 Department of Public Property. I am here
20 today to testify in support of Bill No.
21 190508, an ordinance authorizing the
22 Commissioner of Public Property, on
23 behalf of the City of Philadelphia, to
24 enter into a lease agreement with E.O.M.
25 Athletic Association, Incorporated, for

1 6/19/19 - PUBLIC PROPERTY - BILL 190507, ETC.

2 use by the EOM of all or a portion of the
3 premises located at 144 Moore Street,
4 under certain terms and conditions.

5 The City has been EOM Athletic
6 Association's landlord since 1975. The
7 City and EOM wanted to update the
8 language of the lease to comply with
9 today's Home Rule Charter and enter into
10 another 29-year-and-six-month term. The
11 annual rent will be \$1.

12 The Department of Public
13 Property supports this measure and,
14 accordingly, I respectfully ask that City
15 Council approve Bill No. 190508 with a
16 suspension of the rules so as to allow
17 for the first reading at the next Council
18 session.

19 Thank you, and I'll be happy to
20 answer any questions you may have.

21 COUNCILMAN HENON: Thank you
22 for your testimony.

23 The Chair recognizes Mark
24 Squilla.

25 COUNCILMAN SQUILLA: Thank you,

1 6/19/19 - PUBLIC PROPERTY - BILL 190507, ETC.

2 Mr. Chairman.

3 I want to thank Public Property
4 and Law Department for working on this
5 lease. It took a long time to get done,
6 but it brings it into nuances of the new
7 Charter and in compliance. So I think
8 everybody on both sides will be happy
9 moving forward. They're good partners
10 with the City of Philadelphia, and
11 looking forward to another 29 years
12 continuing that partnership.

13 Thank you.

14 DEPUTY COMMISSIONER CASIMIR:

15 Thank you. I have to thank the whole
16 entire Department of Real Estate and our
17 counterparts at the Law Department that
18 worked with us greatly on this.

19 COUNCILMAN SQUILLA: Thank you.

20 COUNCILMAN HENON: Thank you,
21 Councilman.

22 Anybody else on the Committee
23 on Bill No. 190508?

24 (No response.)

25 COUNCILMAN HENON: Anyone else

1 6/19/19 - PUBLIC PROPERTY - BILL 190507, ETC.

2 here joining us today wish to testify on
3 Bill No. 190508?

4 (No response.)

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

8 This will conclude our hearing
9 on Public Property and Public Works. We
10 will now go into our public meeting on
11 Public Property and Public Works.

12 The Chair recognizes Vice Chair
13 Councilman Greenlee on motions.

14 COUNCILMAN GREENLEE: Thank
15 you, Mr. Chairman. I move that Bill Nos.
16 190507 and 190508 be reported out of this
17 Committee with a favorable recommendation
18 and I further move the rules of Council
19 be suspended to allow for first reading
20 of those bills at our next session of
21 Council.

22 COUNCILMAN HENON: It's been
23 moved -- can we get a second on the
24 motion?

25 (Duly seconded.)

1 6/19/19 - PUBLIC PROPERTY - BILL 190507, ETC.

2 COUNCILMAN HENON: It has been
3 moved and properly seconded.

4 All those in favor signify by
5 saying aye.

6 (Aye.)

7 COUNCILMAN HENON: Opposed?

8 (No response.)

9 COUNCILMAN HENON: The ayes
10 have it. Bill Nos. 190507 and 190508
11 will be reported out of this Committee
12 with a favorable recommendation with a
13 rules suspension as to be heard at our
14 next session of City Council.

15 And also a reminder that Bill
16 No. 190510 is being held in our public
17 hearing at the call of the Chair.

18 I want to thank you all for
19 being here today, and this concludes our
20 meeting.

21 (Committee on Public Property
22 and Public Works concluded at 10:53 a.m.)

23 - - -
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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

Committee on Public Property and Public Works
June 19, 2019

Page 1

A	3:1,6,11,22 4:1 5:1,17 6:1,2,9,20 7:1,15 8:1 8:23 9:1,3 9:15 10:1 10:10,15 bills 1:15 2:11 9:20 BOBBY 1:11 brings 8:6	6:13,18,22 8:14 Committee 1:3 2:4 3:17 5:25 6:15 8:22 9:17 10:11,21 complexity 4:21 compliance 8:7 comply 7:8 conclude 9:8 concluded 10:22 concludes 10:19 conditions 2:20 3:4 4:6 7:4 contained 11:5 continuing 8:12 control 11:23 correct 11:8 costs 5:8 Council 1:2 5:17,20 7:15,17 9:18,21 10:14 Councilman 1:11,11,12 1:12 2:2,7,8 2:8 3:5 5:23 6:4,8 7:21 7:25 8:19 8:20,21,25 9:5,13,14 9:22 10:2,7 10:9 counterparts 8:17 currently 4:16	8:4,16,17 Deputy 3:15 3:19 6:13 6:17 8:14 direct 11:23 distribution 4:10 District 4:15 Domb 1:11 2:8 Dominique 3:19 6:17 Duly 9:25	E E.O.M 2:24 6:24 energy 5:8 enter 2:15,24 4:2 6:24 7:9 entire 4:17 8:16 entrances 5:6 EOM 3:2 7:2 7:5,7 established 2:6 Estate 3:20 6:18 8:16 everybody 2:3 8:8 evidence 11:4 extension 4:24 5:12	F favor 10:4 favorable 9:17 10:12 feet 4:18 Fire 4:15 first 5:19 7:17 9:19 five-year 4:25 food 4:10 foregoing 11:7,20 forward 4:23 8:9,11 fully 11:5 further 9:18	G go 9:10	going 3:7 good 2:2 3:16 6:14 8:9 greatly 8:18 Greenlee 1:12 2:7 9:13,14	H Hall 1:7 happy 5:21 7:19 8:8 heard 10:13 hearing 9:8 10:17 held 3:7 10:16 Henon 1:11 2:2 3:5,16 5:23 6:4,8 6:14 7:21 8:20,25 9:5 9:22 10:2,7 10:9 Home 7:9 Homeless 4:9 4:12 hub 4:12	I importance 4:20 improvement 5:10 includes 4:24 Incorporated 2:25 6:25 Inspection 4:13 install 5:5	J joining 6:5 9:2 July 5:13 June 1:8	K K 1:12	L L 11:14 landlord 7:6 language 7:8 Law 8:4,17	lease 2:16,24 4:2,24 5:12 6:24 7:8 8:5 leased 4:7 LEED 5:4 left 2:7 License 4:13 lighting 5:4 Limited 2:16 4:3 located 2:18 3:3 4:4 7:3 location 4:22 long 8:5 looking 8:11 lot 5:6	M Mark 1:12 7:23 matter 11:7 means 11:22 measure 5:15 7:13 meeting 9:10 10:20 members 3:17 6:15 MICHELE 11:14 modernize 5:3 Moore 3:3 7:3 morning 2:3 3:16 6:14 motion 9:24 motions 9:13 move 4:23 9:15,18 moved 9:23 10:3 moving 8:9 Mural 4:16 MURPHY 11:14	N name 3:13,18 6:10,16 new 5:12 8:6 North 2:19 4:4,7 Nos 9:15	10:10 note 2:5 notes 11:6 nuances 8:6	O objections 11:4 occupy 4:17 offer 6:6 office 4:9,11 4:18 5:7 Opposed 10:7 option 4:25 ordinance 3:23 6:21 overall 5:8 ownership 5:2,9	P parking 5:6 partners 8:9 partnership 2:17 4:3 8:12 Pennsylvania 1:7 Philadelphia 1:2,7 2:15 2:23 3:25 4:13,15 6:23 8:10 please 2:10 6:10 Police 4:14 portion 2:18 3:2 7:2 premise 4:17 premises 2:18 3:3 4:4 5:5 7:3 PRESENT 1:10 proceed 3:14 6:11 proceedings 11:4 properly 10:3 Property 1:3 2:1,4,14,22 3:1,10,18 3:21,24 4:1 4:23 5:1,15	Q questions 5:22 6:2 7:20 quorum 2:6	R read 2:10 reading 5:19 7:17 9:19 Real 3:20 6:18 8:16 recognizes 7:23 9:12 recommend... 9:17 10:12 record 2:5 3:6,14 6:11 RedGap 2:16 4:2 reduce 5:8 remainder 5:11 reminder 10:15 renovate 5:2 rent 7:11 reported 9:16 10:11 reporter 11:24 reproduction 11:21 respectfully
----------	---	---	--	--	---	---------------------	--	---	--	---	--------------------	---	--	--	--	--	---	---	---	---

Committee on Public Property and Public Works
June 19, 2019

Page 2

5:16 7:14 response 6:3 6:7 8:24 9:4 10:8 return 5:2 right 2:8 Room 1:7 RPR-Notary 11:15 Rule 7:9 rules 5:18 7:16 9:18 10:13	suspension 5:18 7:16 10:13 Sustainabili... 5:7 system 5:4	W want 2:5 8:3 10:18 wanted 7:7 warehouse 4:18,22 ways 5:7 Wednesday 1:8 welcome 2:3 WILLIAM 1:12 wish 5:25 6:5 9:2 wishes 3:11 work 5:6 worked 8:18 working 8:4 Works 1:4 2:5 3:18 6:16 9:9,11 10:22	1975 7:6 1997 4:8 1st 5:13 2 2019 1:8 5:13 29 8:11 29-year-an... 7:10 3 4 400 1:7 4000 2:19 4:4 4:7 5 6 6/19/19 2:1 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 7 8 9 9th 4:14				
S saying 10:5 scheduled 5:13 second 9:23 seconded 9:25 10:3 security 5:5 serves 4:12 Services 4:9 4:12 session 5:19 7:18 9:20 10:14 sides 8:8 signify 10:4 space 4:19 sponsor 3:8 square 4:18 Squilla 1:12 2:9 7:24,25 8:19 state 3:13 6:10 stenographic 11:6 storage 4:10 Street 2:19 3:3 4:5,8 7:3 supervision 11:23 support 3:22 6:20 supports 5:15 7:13 Sure 3:16 Survey 4:14 suspended 9:19	T taken 11:6 ten-year 4:24 tenant 4:25 5:9,11 term 5:12 7:10 terms 2:20 3:4 4:5 7:4 testify 3:11 3:22 6:20 9:2 testimony 3:14 5:24 6:6,9,12 7:22 9:7 thank 3:5 5:21,23 7:19,21,25 8:3,13,15 8:15,19,20 9:6,14 10:18 think 8:7 time 8:5 title 2:11 today 3:22 6:5,20 9:2 10:19 today's 7:9 transcript 11:8,21 true 11:7 two 2:11 U Understand... 4:20 update 7:7 upgrade 5:3 use 2:17 3:2 4:3,9 5:11 7:2 V Vice 9:12	X Y years 8:11 Z 0 1 1 7:11 10:46 1:8 10:53 10:22 120,853 4:17 144 3:3 7:3 19 1:8 190507 1:15 2:1,12 3:1 3:12,23 4:1 5:1,17 6:1,2 6:6 7:1 8:1 9:1,16 10:1 10:10 190508 1:15 2:21 6:10 6:21 7:15 8:23 9:3,16 10:10 190510 1:15 3:7 10:16					