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COUNCIL OF THE CITY OF PHILADELPHIA

PUBLIC HEARING

COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

- - -

Room 696, City Hall
Philadelphia, Pennsylvania
Wednesday, October 2, 2002

- - -

BILL 020379 - an ordinance authorizing the
Commissioner of Public Property, on behalf of the
City of Philadelphia, to acquire some or all of
certain real estate parcels in the Eastwick section
of the City of Philadelphia, all under certain terms
and conditions.

- - -

PRESENT:

COUNCILMAN JAMES KENNEY, Chair
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN DARRELL CLARKE
COUNCILWOMAN JOAN KRAJEWSKI
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN FRANK RIZZO, JR.

- - -

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BILL 020379

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KEN SIPOS, Public Property 3

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FRANCIS DOCHERTY, Assistant Managing Director 4

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1 10/02/02 - PUBLIC PROPERTY - BILL 020379

2 COUNCILMAN KENNEY: Good morning, ladies
3 and gentlemen. The Council Committee on Public
4 Property and Public Works is now in session. Thank
5 you for your patience in waiting. We're here to
6 listen to testimony and vote on Bill No. 020379,
7 which is an ordinance authorizing the Commissioner
8 of Public Property, on behalf of the City of
9 Philadelphia to acquire some or all of certain real
10 estate parcels in the Eastwick section of the City
11 of Philadelphia, all under certain terms and
12 conditions.

13 Good morning. Please identify yourself
14 for the record.

15 MR. SIPOS: Good morning, Chairman
16 Kenney and members of the committee. My name is Ken
17 Sipos. I'm testifying on behalf of Commissioner
18 Perez of Public Property.

19 These properties were damaged in
20 Hurricane Floyd. Using federal emergency
21 management funds and Pennsylvania emergency
22 management grant money for 97 percent of the
23 project, we plan to acquire these properties.
24 Acquisition of Eastwick parcels on Lindbergh, Morris
25 Place, Venus Place, Pompey Place, and Saturn Place.

1 10/02/02 - PUBLIC PROPERTY - BILL 020379

2 The Department of Public Property
3 supports the measure. And accordingly, I
4 respectfully ask that the City Council Committee on
5 Public Property and Public Works approve Bill No.
6 020379. I also ask the rules be suspended so the
7 ordinance may be passed upon the second reading at
8 Council.

9 I also have with me Fran Docherty from
10 the Managing Director's Office who has more
11 information on this.

12 COUNCILMAN KENNEY: That's fine. Mr.
13 Docherty, please.

14 MR. DOCHERTY: Good morning.

15 COUNCILMAN KENNEY: Please identify
16 yourself.

17 MR. DOCHERTY: Sure. Francis Docherty,
18 Assistant Managing Director. I have been designated
19 as the applicant's agent for the City to deal with
20 the paperwork and the liaison with the community
21 groups in Eastwick and help them through the
22 process. And I'm available now to answer any
23 questions you may have.

24 COUNCILMAN KENNEY: How many properties
25 are involved total?

1 10/02/02 - PUBLIC PROPERTY - BILL 020379

2 MR. DOCHERTY: The overall project has
3 been divided into two phases, Phase 1 involves 42
4 homes, Mr. Chairman. The second phase involves 33
5 homes.

6 COUNCILMAN KENNEY: Does anyone have any
7 questions for Mr. Docherty or Mr. Sipos?

8 Councilwoman Miller.

9 COUNCILWOMAN MILLER: When you say
10 involves, what do you mean? You're going to build
11 42 homes?

12 MR. DOCHERTY: No. The hazard
13 mitigation process by which the funds are being
14 granted to the City of Philadelphia means that these
15 homes that have been damaged by Hurricane Floyd will
16 be demolished. And the land becomes in perpetuity
17 the City's land.

18 COUNCILWOMAN MILLER: Do you have future
19 plans for the use of the land?

20 MR. DOCHERTY: Working with President
21 Verna's office, we will discuss whether, you know,
22 the land -- whether playgrounds are needed or just
23 green space. In effect, it becomes green space
24 otherwise.

25 COUNCILWOMAN MILLER: Thank you.

1 10/02/02 - PUBLIC PROPERTY - BILL 020379

2 COUNCILMAN KENNEY: What's the total
3 cost of the acquisition?

4 MR. DOCHERTY: The acquisition cost for
5 Phase 1 totals -- let me get the exact number for
6 you -- \$4.9 million, of which the percentage is 75
7 percent is paid from the federal government, 22
8 percent from the state government and 3 percent from
9 the city government.

10 The second phase of 33 homes totals \$3.9
11 million. The same ratio breakdown.

12 COUNCILMAN KENNEY: Councilmember
13 Clarke.

14 COUNCILMAN CLARKE: Thank you, Mr.
15 Chairman.

16 Just a couple of brief questions
17 specifically. These dollars are for acquisition of
18 homes, also relocation costs associated with the
19 residents there?

20 MR. DOCHERTY: It does not involve
21 relocation costs. The process by which -- and I
22 should say to the committee that the rules here are
23 imposed upon the city from the federal and state
24 officials. These are not our rules. The homeowners
25 will be offered a fair market value based on an

1 10/02/02 - PUBLIC PROPERTY - BILL 020379

2 independent appraiser, and it's a
3 take-it-or-leave-it proposition.

4 COUNCILMAN CLARKE: Have they already
5 been offered these dollars?

6 MR. DOCHERTY: No, they have not. This
7 is the first step that we need in terms of an
8 ordinance to allow the City then to take the next
9 step and hire an appraiser. And once the appraisal
10 is done, then the homeowners -- we'll sit down with
11 the homeowners and they will be offered this price.

12 COUNCILMAN CLARKE: Thank you.

13 Thank you, Mr. Chairman.

14 COUNCILMAN KENNEY: Any other questions?

15 We don't have a stenographer today and
16 we're recording this for the record, so I want to
17 make sure that we understand that myself, Councilman
18 Kenney, is the Chair; also in attendance is
19 Councilmembers Blackwell, Clarke, Miller, Krajewski,
20 and Rizzo.

21 Since there are no other questions for
22 these witnesses, is there anyone else to testify on
23 this bill?

24 (No response.)

25 COUNCILMAN KENNEY: Seeing none, that

1 10/02/02 - PUBLIC PROPERTY - BILL 020379

2 will conclude our public hearing.

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

- - -

Wednesday, October 2, 2002

- - -

Public Meeting conducted by the
Committee on Public Property and Public Works, held
in Room 696, City Hall, Philadelphia, Pennsylvania,
on the above date, to consider action on the
following:

BILL 020379

- - -

PRESENT:

COUNCILMAN JAMES KENNEY, Chair
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN DARRELL CLARKE
COUNCILWOMAN JOAN KRAJEWSKI
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN FRANK RIZZO, JR.

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1 10/02/02 - PUBLIC PROPERTY - PUBLIC MEETING

2 COUNCILMAN KENNEY: We now will convene
3 a public meeting.

4 The Chair recognizes Councilmember
5 Clarke for a motion to approve Bill No. 020379.

6 COUNCILMAN CLARKE: Thank you, Mr.
7 Chairman. I make a motion that Bill No. 020379 be
8 reported out of committee with a favorable
9 recommendation and a request for suspension of the
10 rules.

11 (Duly seconded.)

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

14 All in favor?

15 (Aye.)

16 COUNCILMAN KENNEY: There are none
17 opposed.

18 Bill No. 020379 reported out of this
19 committee favorably. A request will be made for
20 rules suspension to allow first reading at our next
21 Council Session.

22 Thank you very much for your attendance
23 for your patience in waiting.

24 (Council adjourned.)

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

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of October 2, 2002, were reported fully
and accurately by me, and that this is a correct
transcript of the same.

RE: COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

Lisa C. Bradley, RPR
and Notary Public