

1

2

COUNCIL OF THE CITY OF PHILADELPHIA

3

COMMITTEE ON PUBLIC PROPERTY AND

4

PUBLIC WORKS

5

- - -

6

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, June 6, 2007
12:55 p.m.

8

- - -

9

10

PRESENT:

11

COUNCILMAN DARRELL L. CLARKE, CHAIR

12

COUNCILMAN WILLIAM GREENLEE

13

COUNCILMAN JAMES F. KENNEY

14

COUNCILWOMAN DONNA REED MILLER

15

COUNCILMAN JUAN RAMOS

16

COUNCILMAN FRANK RIZZO

17

COUNCILWOMAN MARIAN B. TASCO

18

BILLS 070430, 070434, 070506 and 070507

19

20

21

22

23

24

- - -

25

V A R A L L O Incorporated
Litigation Support Services
Eleven Penn Center
1835 Market Street, Suite 600
Philadelphia, Pennsylvania 19103
215.561.2220 215.567.2670

1

2

COUNCILMAN CLARKE: Good

3

afternoon. This is the Committee on

4

Public Property and Public Works.

5

Will the Clerk please read the

6

title of the first bill.

7

For the record, there is a

8

quorum present: Councilwoman Tasco,

9

Councilman Greenlee, Councilman Kenney

10

and Councilwoman Miller.

11

THE CLERK: Bill No. 070506, an

12

ordinance authorizing the Commissioner of

13

Public Property to execute and deliver to

14

the Philadelphia Authority for Industrial

15

Development, for nominal consideration, a

16

deed conveying fee simple title to an

17

approximately 30,000 square foot

18

triangular-shaped parcel of City-owned

19

land with buildings and improvements

20

thereon, located at the southwest corner

21

of Market and 33rd Streets in the City of

22

Philadelphia, for further conveyance.

23

COMMISSIONER SCHLOTTERBECK:

24

Good afternoon, Chairman Clarke and

25

members of the Public Property and Public

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 Works Committee. My name is Joan
3 Schlotterbeck. I'm the Commissioner for
4 the Department of Public Property. I'm
5 here today to testify in support of Bill
6 No. 070506, an ordinance authorizing me
7 as the Commissioner to execute and
8 deliver to PAID, for nominal
9 consideration, a deed conveying fee
10 simple title to an approximately 30,000
11 square foot triangle-shaped parcel of
12 City-owned land with buildings and
13 improvements thereon, located at the
14 southeast corner of 33rd and Market
15 Streets in the City of Philadelphia, for
16 further conveyance.

17 This bill will enable the City
18 to convey this property to PAID for
19 further conveyance to Drexel University,
20 with the net proceeds being deposited in
21 the General Fund.

22 The Department supports this
23 measure and, accordingly, I respectfully
24 ask that City Council approve Bill No.
25 070506. I also ask that the rules be

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 suspended so that this ordinance may be
3 passed upon the second reading at
4 Council.

5 Thank you.

6 COUNCILMAN CLARKE: Thank you,
7 Commissioner.

8 Let the record reflect that
9 Councilman Rizzo has joined the
10 Committee.

11 That's all the testimony?

12 COMMISSIONER SCHLOTTERBECK:
13 Yes.

14 COUNCILMAN CLARKE: Any
15 questions of this witness by members of
16 the Committee?

17 (No response.)

18 COUNCILMAN CLARKE: Anyone else
19 to testify on this bill?

20 (No response.)

21 COUNCILMAN CLARKE: There being
22 none, will the Clerk please read the
23 title of the next bill. This bill was
24 rescheduled from the prior hearing and I
25 believe we have some answers today.

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 I'm sorry. For the record,
3 Bill No. 070507 has been held at the
4 request of the sponsor.

5 THE CLERK: Bill No. 070430, an
6 ordinance authorizing the Commissioner of
7 Public Property, on behalf of the City of
8 Philadelphia, to lease or convey to the
9 Philadelphia Authority for Industrial
10 Development, for nominal consideration,
11 all or part of a certain triangular
12 parcel of land with the buildings and
13 improvements thereon situate in an area
14 generally bounded by Penrose Ferry Road
15 to the north, Hog Island Road to the east
16 and I-95 to the southwest, under certain
17 terms and conditions.

18 COUNCILMAN CLARKE: Since these
19 two bills are companion bills, will the
20 Clerk please read the title of the second
21 bill.

22 COMMISSIONER SCHLOTTERBECK:
23 Mr. Chair, for a matter of protocol,
24 should I read my testimony back in for
25 these two bills or is it not necessary?

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 COUNCILMAN CLARKE: If you can
3 summarize it, that's okay with the
4 Committee.

5 COMMISSIONER SCHLOTTERBECK:
6 Thank you.

7 COUNCILMAN CLARKE: We'll just
8 read the titles of both bills since
9 they're companion bills.

10 THE CLERK: Bill No. 070434, an
11 ordinance authorizing the Commissioner of
12 Public Property on behalf of the City of
13 Philadelphia to execute and deliver to
14 the Philadelphia Authority for Industrial
15 Development, for nominal consideration, a
16 deed conveying fee simple title to all or
17 part of certain parcels of land with the
18 buildings and improvements thereon
19 located in the general vicinity of the
20 intersection of Penrose Ferry Road and
21 Fort Mifflin Road for further conveyance
22 at fair market value, all under certain
23 terms and conditions.

24 COUNCILMAN CLARKE: Thank you.

25 COMMISSIONER SCHLOTTERBECK:

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 Good afternoon. I'm here today to
3 testify in support of Bill No. 070430.
4 This ordinance authorizes me as
5 Commissioner to transfer to PAID, for
6 nominal consideration, a parcel of land
7 bounded by Penrose Ferry Road to the
8 north, Hog Island to the east, I-95 to
9 the southwest, under certain terms and
10 conditions.

11 This bill will enable the City
12 to either lease or convey this property
13 to PAID for further conveyance to a
14 developer at fair market value, and the
15 net proceeds will be deposited into the
16 General Fund.

17 Since the other day, we have
18 selected a winner, and that will be the
19 PRPA.

20 The Department supports this
21 measure and, accordingly, I respectfully
22 ask that City Council approve Bill No.
23 070430. I also ask that the rules be
24 suspended so that the ordinance may be
25 passed upon the second reading at

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 Council.

3 COUNCILMAN CLARKE: Is your
4 testimony relevant to the next bill also?

5 COMMISSIONER SCHLOTTERBECK:
6 Yes.

7 COUNCILMAN CLARKE: So it will
8 be the same testimony, so we won't have
9 to repeat that on the next bill?

10 COMMISSIONER SCHLOTTERBECK:
11 Just a little different description, I
12 believe, of the roads, of the parcel.
13 It's the same general area.

14 COUNCILMAN CLARKE: Okay.

15 COMMISSIONER SCHLOTTERBECK:
16 This one has not been appraised yet, so
17 it's somewhat different.

18 COUNCILMAN CLARKE: Why don't
19 you just read your testimony for both
20 bills.

21 COMMISSIONER SCHLOTTERBECK:
22 I'm here today to support Bill No.
23 070434, an ordinance authorizing me as
24 the Commissioner to execute and deliver
25 to PAID, for nominal consideration, a

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 deed conveying fee simple title to all or
3 certain parcels of land bounded by the
4 intersection and general vicinity, the
5 intersection of Penrose Ferry Road, Fort
6 Mifflin Road for further conveyance at
7 fair market value, all under certain
8 terms and conditions.

9 We are in the process -- we
10 will convey this to PAID for further
11 conveyance. An RFP was issued and the
12 parcel will be reviewed by the Committee
13 and we will select the winner of that as
14 a result of that process.

15 The Department supports this
16 measure and, accordingly, I respectfully
17 ask that City Council approve Bill No.
18 070434. I also ask that the rules be
19 suspended so that the ordinance may be
20 passed upon the second reading at
21 Council.

22 Thank you.

23 COUNCILMAN CLARKE: Thank you.

24 Councilman Rizzo, you have a
25 question?

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 COUNCILMAN RIZZO:

3 Commissioner, yesterday there was -- or
4 Monday there was some interest in exactly
5 what this transaction was all about, and
6 I've learned some information, but I
7 think for the record, since there was an
8 interest in what this transaction was all
9 about, who is here, who is going here,
10 for the record, could you explain what
11 the representatives of the PRPA explained
12 to me today?

13 COMMISSIONER SCHLOTTERBECK:

14 Well, actually, they're here today as a
15 result of being told last evening that
16 they were selected as the winner for the
17 development of the area by the Committee
18 for Public Property and there are members
19 here to testify exactly --

20 COUNCILMAN CLARKE: Why don't
21 we just bring a representative up and
22 briefly --

23 COUNCILMAN RIZZO: Thank you,
24 Commissioner.

25 COUNCILMAN CLARKE: -- give us

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 a description of the proposed
3 development.

4 MR. CAIN: Good afternoon.

5 COUNCILMAN CLARKE: Good
6 afternoon.

7 MR. CAIN: My name is Howard
8 Cain, C-A-I-N. I'm a consultant to the
9 PRPA in regards to the development of
10 Pier 3 - Girard Point, which is part of
11 the reason for this ordinance.

12 The plan is that the PRPA is
13 attempting to develop a new bulk-handling
14 facility at Pier 3 on Girard Point.
15 Currently, there is no such facility in
16 the port community of Philadelphia.

17 Part of the process of
18 developing it is that there is currently
19 a tenant on a portion of Pier 3 - Girard
20 Point who has indicated that he would be
21 willing to move or she would be willing
22 to move her business across to these two
23 properties if they were controlled by the
24 PRPA. So the PRPA submitted a bid to
25 Public Property on those two parcels.

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 The business that would be
3 moved is a concrete and asphalt business,
4 which is currently operating, as I say,
5 at Pier 3 on Girard Point. The other
6 bidder for this property was FMRA, which
7 is the company which has the contract
8 from the state to move the dredge boills
9 from the main ship channel dredging that
10 is to take place, move them by rail car
11 up to the abandoned strip mines in the
12 Hazelton-Scranton area. So FMRA is
13 looking for a small portion of this
14 ground, I believe, to construct a
15 building to house their equipment.

16 COUNCILMAN CLARKE: Okay,
17 Councilman?

18 COUNCILMAN RIZZO: Yes.

19 COUNCILMAN CLARKE: Thank you.

20 Any other questions of this
21 witness by members of the Committee?

22 (No response.)

23 COUNCILMAN CLARKE: Anyone else
24 to testify on these two bills?

25 (No response.)

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 COUNCILMAN CLARKE: There being
3 none, thank you very much.

4 COMMISSIONER SCHLOTTERBECK:
5 You're welcome.

6 MR. CAIN: Thank you.

7 COUNCILMAN CLARKE: This
8 concludes the public hearing. We will
9 now go into the public meeting.

10 Councilwoman Tasco, can I ask
11 for a motion on Bill No. 070506.

12 COUNCILWOMAN TASCO:
13 Mr. Chairman, I move that Bill 070506 be
14 reported out of Committee with a
15 favorable recommendation and that the
16 rules of Council be suspended so that
17 this bill can be heard at Council's next
18 session.

19 (Duly seconded.)

20 COUNCILMAN CLARKE: Being moved
21 and seconded, all those in favor?

22 (Aye.)

23 COUNCILMAN CLARKE: Those
24 opposed?

25 (No response.)

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 COUNCILMAN CLARKE: The ayes
3 have it. Bill 070506 is reported out of
4 Committee with a favorable
5 recommendation.

6 Councilman Rizzo, can I ask for
7 a motion on Bill No. 070430.

8 COUNCILMAN RIZZO: Bill No.
9 070430 be voted out of this Committee
10 with a favorable recommendation and that
11 the rules of Council be suspended so we
12 could have first reading of this bill at
13 the next session of Council.

14 (Duly seconded.)

15 COUNCILMAN CLARKE: It being
16 moved and seconded, those in favor?

17 (Aye.)

18 COUNCILMAN CLARKE: Those
19 opposed?

20 (No response.)

21 COUNCILMAN CLARKE: The ayes
22 have it. Bill 070430 is reported out of
23 Committee with a favorable recommendation
24 with a rules suspension as to allow
25 reading at the next session of Council.

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 Councilwoman Miller, a motion
3 on Bill 070434.

4 COUNCILWOMAN MILLER: Thank
5 you, Mr. Chair. I move that Bill No.
6 070434 be reported out of this Committee
7 with a favorable recommendation and
8 further move that the rules of Council be
9 suspended so as to permit first reading
10 at our next session.

11 (Duly seconded.)

12 COUNCILMAN CLARKE: It being
13 moved and seconded, those in favor?

14 (Aye.)

15 COUNCILMAN CLARKE: Those
16 opposed?

17 (No response.)

18 COUNCILMAN CLARKE: The ayes
19 have it. Bill 070434 is reported out of
20 Committee with a favorable recommendation
21 with a rules suspension as to allow
22 reading at the next session of Council.

23 Thank you very much. This
24 concludes the public meeting on the
25 Committee of Public Property and Public

1 6/6/07 - PUBLIC PROPERTY - BILL 070430, ETC.

2 Works.

3 (Committee on Public Property
4 and Public Works adjourned at 1:05 p.m.)

5 - - -

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1

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 6, 2007, 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