

Committee on Public Property and Public Works
November 28, 2018

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

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, November 28, 2018
10:25 a.m.

PRESENT:

COUNCILMAN BOBBY HENON - CHAIR
COUNCILMAN ALLAN DOMB
COUNCILMAN WILLIAM K. GREENLEE
COUNCILWOMAN HELEN GYM
COUNCILMAN DAVID OH

BILLS: 180602, 180906, 180951

1 - - -

2 COUNCILMAN HENON: Good morning,
3 everybody. And welcome to the Committee of
4 Public Property and Public Works session.
5 Hearing has come to order. We have a quorum
6 that has been established. To my left
7 Councilwoman Gym, Councilman Greenlee; and to my
8 right, Councilman Oh.

9 Clerk, will you please read the titles
10 of the bills.

11 THE CLERK: Bill No. 180951:
12 Authorizing the Commissioner of Public Property
13 and the Director of Commerce, on behalf of the
14 City, to acquire an approximately 15-acre
15 property known as 501 Seminole Street, Lester,
16 Pennsylvania, together with all improvements
17 thereon.

18 And Bill No. 180602: Authorizing the
19 Commissioner of Public Property, on behalf of
20 the City of Philadelphia, to enter into a
21 sublease agreement with The Philadelphia
22 Municipal Authority, for use by the City, of a
23 portion of the premises located at 100 South
24 Broad Street, Philadelphia, Pennsylvania by the
25 City.

1 And Bill No. 180906: Authorizing the
2 Commissioner of Public Property, on behalf of
3 the City, to enter into a lease agreement with
4 John F. Kennedy Behavioral Health center, for
5 use by the City of all or a portion of the
6 premises located a 112 North Broad Street, under
7 certain terms and conditions.

8 COUNCILMAN HENON: Thank you.

9 We will begin with our testimony. I see
10 Public Property is up to start with its
11 testimony on Bill No. 180602.

12 Would you, please, state your name for
13 the record and you may proceed.

14 MS. CASIMIR: Thank you.

15 Good morning, Chairman Henon and other
16 members of the Committee on Public Property and
17 Public Works. My name is Dominique Casimir.
18 And I am the Deputy Commissioner of Real Estate
19 for the Department of Public Property.

20 I am here today to testify in support of
21 Bill No. 180602, an ordinance authorizing the
22 Commissioner of Public Property on behalf of the
23 City of Philadelphia to enter into an amendment
24 sublease agreement with the Philadelphia
25 Municipal Authority for use by the City of the

1 premises located at 100 South Broad Street under
2 certain terms and conditions.

3 This lease houses the following
4 departments: the Sheriff's Office, Mayor's
5 Commission on Aging, Fleet Management and the
6 Tax Review Board. The lease is centrally
7 located and in close proximity to City Hall with
8 ideal transportation means for the constituents
9 who are traveling from all different parts of
10 the City. The City has been located in the
11 space since 1998 with little to no improvement
12 on the space. The new lease provides us the
13 opportunity for each tenant to properly upgrade
14 their spaces.

15 We have obtained the following tenant
16 improvement terms from the landlord structured
17 in the following way. The Tax Review Board and
18 the Mayor's Council on Aging will obtain \$35 per
19 square foot, which is a total of \$618,275 to be
20 applied as requested by the tenant throughout
21 their ten-year lease term. The Sheriff's Office
22 will obtain \$50.10 per square foot totaling
23 \$1,545,184.20 to be applied as requested as a
24 tenant throughout their ten-year lease term.
25 Fleet Management will obtain \$35 per square foot

1 totaling \$634,340 for a five-year term to be
2 applied as requested by the tenant through this
3 lease term.

4 In addition, at the landlord's sole cost
5 and expense, the landlord will completely
6 demolish and reconstruct as part of the
7 landlord's work and as the sole cost of the
8 landlord to turnkey the sheriff space at
9 approximately \$40 per square foot totaling
10 \$1,233,680 which includes furnishings and
11 furniture. The landlord will also provide the
12 following improvement at the landlord's sole for
13 the 3rd, 4th and 15th floors providing the
14 following: new carpet throughout the space and
15 new underlayment, new paint and patching, new
16 ceiling tiles, new energy efficient lighting and
17 fixtures, new ventilation registers, minor mill
18 work where needed and rebalancing the HVAC
19 system servicing the lease premises.

20 The amount of pedestrian traffic that
21 each organization receives deserves updated
22 qualities -- quality facilities and work space
23 of which we are proud. It also needs to be
24 mentioned that the Sheriff's Office is required
25 to have firearms and provide protective services

1 on behalf of an organization, which is sensitive
2 in nature. There are limited locations in which
3 building owners are willing to house these types
4 of uses in the downtown location with this close
5 of a proximity to City Hall.

6 With this new lease, we will occupy
7 approximately 66,631 square feet of office
8 space. The starting base term is at \$22.50 per
9 square foot, which includes common area
10 maintenance charges, real estate taxes, trash
11 collection in addition to electric at \$1.50 per
12 square foot. Which maintains for three base
13 years increasing at 8.5 percent, which equates
14 to approximately 50 percent bumps annually,
15 actually a little bit less. The City has
16 eliminated pass-throughs by capping our
17 expenses. The City recommends the property at
18 100 South Broad for renewal. The sublease for
19 the property will commence no later than
20 January 1, 2019 for a term of ten years under
21 certain terms and conditions, with Fleet
22 Management services remaining a term of five
23 years.

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

1 respectfully ask that the City Council prove
2 Bill No. 180602. I am requesting a suspension
3 of all rules as to allow for the first reading
4 at the next session of Council.

5 Thank you. I will be happy to answer
6 any questions you may have.

7 COUNCILMAN HENON: Well, thank you for
8 your testimony.

9 Before I start asking some questions,
10 Chair recognizes that we are also joined with
11 Councilmember Domb for joining this committee
12 here.

13 Few questions before we get started.
14 How many appraisals, independent appraisals have
15 you had on these -- in analysis do we have for
16 these leases?

17 MS. CASIMIR: For leases --

18 COUNCILMAN HENON: For leases.

19 MS. CASIMIR: We don't do appraisals.
20 Only for purchases.

21 COUNCILMAN HENON: For purchases. I
22 apologize.

23 MS. CASIMIR: That's okay.

24 COUNCILMAN HENON: You do have --

25 MS. CASIMIR: I do have comps however.

1 COUNCILMAN HENON: Can you explain that?

2 MS. CASIMIR: Sure. For what I was
3 provided by a few real estate firms, reputable
4 real estate firms. For renewals, they are
5 looking at low to mid 20s. The base rent for a
6 size of a 50,000 Class B building ranges from
7 \$20.00 to \$23 per square foot with annual bumps
8 at \$0.50 per year.

9 Also in regards to lease renewals, what
10 is typically acceptable is \$3 to \$5 per square
11 foot a year is what is given.

12 COUNCILMAN HENON: I appreciate that.
13 Seems like you have done a lot of due diligence
14 in the marketplace.

15 How important is this location for the
16 services that the City provides?

17 MS. CASIMIR: It's extremely important
18 only because the types of services that we have
19 in this location, many building owners are not
20 interested in housing the Sheriff's Department.
21 And another organization that we can not --

22 COUNCILMAN HENON: That's no offense to
23 the Sheriff's Department.

24 MS. CASIMIR: No offense. It's because
25 of the firearms and the amount of traffic that

1 it produces along with the other tenants. We
2 have a high volume of traffic that goes in and
3 out of the building.

4 COUNCILMAN HENON: For several of the
5 floors that we have --

6 MS. CASIMIR: Correct. There is also
7 additional moving costs that we would have to
8 factor in, in relocating.

9 COUNCILMAN HENON: I know you had
10 mentioned it in your testimony. But can you
11 explain simply the commitment the landlord has
12 made to try to accommodate the City in its
13 multiple services? That you may not be wanting
14 other -- I mean, it's not as inviting of the
15 type of flow with public services because,
16 essentially, you have a lot of the general
17 public coming in and out of a lot of -- you
18 know, the multiple departments that you have
19 executed leases with. That's correct?

20 MS. CASIMIR: Correct.

21 COUNCILMAN HENON: Can you explain the
22 commitment the landlord has made to the City?

23 MS. CASIMIR: Absolutely. The landlord
24 has made a commitment to revitalize all of the
25 space, not just the Sheriff's Department. So,

1 all of the space will be refreshed with new
2 carpet, paint, ceiling tiles, energy efficient
3 lighting, ventilation, mill work.

4 In addition to that, in regards to
5 comps, the TI, the tenant improvement dollars we
6 are getting is as if we are getting a new lease.
7 It's \$35 per square foot for tenant review
8 board. And the Mayor's Council Aging, which
9 totals \$618,275 and also for Fleet, which has a
10 five-year term for \$35 per square foot. They
11 are also receiving \$634,340.

12 The Sheriff's Office is receiving \$50.10
13 per square foot in tenant improvement dollars,
14 which is \$1,545,184.20. In addition to the
15 landlord work that the landlord will solely do
16 at his cost, which is approximately \$40 per
17 square foot, which totals \$1,233,680.

18 COUNCILMAN HENON: The last note of
19 savings that I can't help but mention is with
20 some of the operational savings with -- that we
21 normally and typically have occurred since --
22 have taken in since 1998 --

23 MS. CASIMIR: Correct.

24 COUNCILMAN HENON: -- when we did the
25 leases. And that is on the trash common areas

1 and other operational savings; is that correct.

2 MS. CASIMIR: Correct. We will be
3 reducing our pass-through costs by 62 percent.
4 Whereas before, it was functioning as a triple
5 net lease, where we were paying a base rent on
6 top of operational expenses, real estate taxes,
7 trash collection and electric. Now we will only
8 be paying -- it's all truncated into our base
9 rent. And we will only be paying for electric
10 capped at \$1.50 per square foot.

11 COUNCILMAN HENON: Great. Thank you. I
12 have no further questions.

13 Chair recognizes Councilman Domb.

14 COUNCILMAN DOMB: Thank you,
15 Mr. Chairman. Good morning.

16 MS. CASIMIR: Good morning.

17 COUNCILMAN DOMB: Just want to make sure
18 I understand this lease. It's a ten-year
19 commitment by the City, right?

20 MS. CASIMIR: Correct.

21 COUNCILMAN DOMB: And the starting rent
22 is roughly a million five.

23 MS. CASIMIR: I'm sorry?

24 COUNCILMAN DOMB: The starting rent is a
25 million five, the base rent 1,499,000 -- a

1 million five. So we are making with increases,
2 a \$16 million commitment. And have we -- we are
3 using a firm, I think, to do consulting work for
4 us. Is it JLL?

5 MS. CASIMIR: There are two firms
6 Concordis and JLL, correct.

7 COUNCILMAN DOMB: Have they reviewed
8 this lease?

9 MS. CASIMIR: Yes.

10 COUNCILMAN DOMB: And then they signed
11 off on it?

12 MS. CASIMIR: They provided comps for
13 it, which I gave to the committee.

14 COUNCILMAN DOMB: Have they reviewed the
15 economics and said this is a good lease and they
16 signed off?

17 MS. CASIMIR: Yes.

18 COUNCILMAN DOMB: Okay. The reason why
19 I'm asking those questions because in the market
20 today, according to this sheet if I'm reading it
21 correctly, we are going to be paying 3 percent
22 increases.

23 MS. CASIMIR: We are -- so, I'm sorry.
24 Did you want to finish your question before I
25 respond?

1 COUNCILMAN DOMB: Just says under
2 paragraph seven of the term sheet Exhibit A, 3
3 percent per foot for three years, which is
4 3 percent a year.

5 MS. CASIMIR: So with all due respect,
6 that term sheet was done a while ago. This was
7 actually put out in June. We renegotiated the
8 deal since.

9 COUNCILMAN DOMB: What's the new
10 increase per year?

11 MS. CASIMIR: It's approximately \$0.45
12 per year.

13 COUNCILMAN DOMB: Okay. The market is
14 \$0.50. That's good.

15 MS. CASIMIR: Correct.

16 COUNCILMAN DOMB: What is the free rent
17 on the ten-year lease?

18 MS. CASIMIR: Instead of -- in lieu of
19 free rent, we obtain additional upgrades to the
20 space. So the --

21 COUNCILMAN DOMB: When you add in all
22 the upgrades, what's the total improvements per
23 foot?

24 MS. CASIMIR: I want to say it's around
25 approximately \$20.00 per square foot. But if

1 you want an exact calculation, I ask can ask the
2 broker to.

3 COUNCILMAN DOMB: The market is \$5 per
4 foot per year. And it's a half a month per year
5 free rent. So if we waive the free rent for a
6 moment and we just stick with the \$5 a foot,
7 that's \$50.00 in TI.

8 We are only getting 20?

9 MS. CASIMIR: No, that's incorrect. We
10 are getting \$35 per square foot for Mayor's
11 Commission on Council of Aging and the Tax
12 Review Board in addition to Fleet Management,
13 which is -- Fleet Management is only a five-year
14 lease term. And we are obtaining \$50.10 per
15 square foot for the Sheriff's Office.

16 COUNCILMAN DOMB: My point is just
17 simply in dollars. If you take the 66,631
18 square feet, multiply it by \$50.00 a foot, are
19 we getting that total dollar in tenant
20 improvement?

21 MS. CASIMIR: Overall, I -- we are
22 definitely getting it in the Sheriff space. In
23 regards to the other space, yes, I would say
24 that because we are getting \$35 in TI space in
25 approximation to the other upgrades that the

1 landlord will do at its sole cost valued around
2 \$20.00 per square foot.

3 COUNCILMAN DOMB: So, you could do the
4 analysis and send it to the Chairman. I want to
5 make sure we are getting \$50.00 a foot times
6 66,631 from the City's perspective.

7 MS. CASIMIR: I am happy to do that.

8 COUNCILMAN DOMB: Would like to see
9 that.

10 Also, when the City leases space, does
11 that mean the landlord does not pay real estate
12 taxes on that space?

13 MS. CASIMIR: That's not --

14 COUNCILMAN DOMB: He still pays real
15 estate taxes?

16 MS. CASIMIR: Yes.

17 COUNCILMAN DOMB: So, the landlord has
18 to pay real estate taxes when the City leases
19 the space?

20 MS. CASIMIR: That is correct. The only
21 exemption we have is U&O taxes.

22 COUNCILMAN DOMB: Okay. But that's a
23 pass-through anyway from the landlord's
24 perspective.

25 And the other just point of reference,

1 the building across the street, utilities are
2 \$1.10 a month including expenses. I see we are
3 paying a \$1.50.

4 MS. CASIMIR: No, we are capped at
5 \$1.50.

6 COUNCILMAN DOMB: We are capped. Does
7 that mean we will pay actual usage up to \$1.50?

8 MS. CASIMIR: Correct.

9 COUNCILMAN DOMB: Okay. That's good.

10 I still would like to see the approval
11 from one of the two firms that signed off on
12 this lease. That would help me when these
13 leases come in front of us, that they have some
14 sort of a letter that they approved it.

15 MS. CASIMIR: That is fine.

16 COUNCILMAN DOMB: This is \$16 million we
17 are spending over ten years.

18 MS. CASIMIR: I understand.

19 COUNCILMAN DOMB: Thank you very much.

20 Thank you, Mr. Chairman.

21 COUNCILMAN HENON: Anyone else on the
22 committee wish to comment on Bill No. 180602?

23 Is there anyone else here who have
24 joined us today in this committee hearing and
25 wishes to speak on Bill No. 180602?

1 That being none, thank you for your
2 testimony.

3 Is there anyone here that wishes to
4 testify on Bill No. 180951? I'm sorry -- Bill
5 No. 190906?

6 (Approaches witness table.)

7 COUNCILMAN HENON: Thank you.

8 You may state your name for the record
9 and proceed with your testimony.

10 MR. PRABHAKARAN: Thank you. Good
11 morning, Chairman Henon and fellow members of
12 the Council and this Committee on Public
13 Property and Public Works. I'm Arun
14 Prabhakaran. I'm Chief of Staff to District
15 Attorney Larry Krasner.

16 I'm pleased to appear here before you
17 today in support of Bill No. 180906, which
18 allows us to enter into a sublease with PAID
19 for -- it's the JFK mental health and our
20 behavioral health organization for new space for
21 the Gun Violence Task Force, which is located at
22 112 North Broad Street. Most importantly, this
23 will enable us to provide vastly needed services
24 to our constituents at this location.

25 The Gun Violence Task Force is a

1 collaboration between the District Attorney's
2 Office and the Office of Attorney General Josh
3 Shapiro to target illegal firearms and gun
4 violence in Philadelphia. It's funded by a
5 state grant. This unit is staffed jointly by
6 the OAG and DAO. And is -- it includes
7 Assistant District Attorney's special agents of
8 the OAG, criminal analysts, paralegals,
9 administrative assistants. And it works closely
10 with the Philadelphia Police Department and
11 federal agencies to investigate and prosecute,
12 firearms trafficking, straw purchases and
13 incidents and patterns of violent crime.

14 The office has been located at 1400 Arch
15 Street since 2010. But the building has been
16 sold, and will be converted into luxury
17 condominiums and apartments, which forced us to
18 seek an alternative location. Which we have
19 strict stipulations that require the gun
20 violence task force to be within walking
21 distance to the courts to be able to house
22 firearms on site as well as having an elevator
23 open up directly into the space.

24 After looking at a number of different
25 spaces, we identified 112 North Broad Street as

1 the one that best meets our needs. The building
2 offers a close proximity to our previous
3 location. It's next door, as well as meets all
4 the requirements that we need in order to
5 function in our current capacity. The space is
6 3899 square feet on the third floor of an office
7 space, plus a loading dock and a freight
8 elevator to service our demands. The rent per
9 square foot has not increased due to the move,
10 which allows us to stay within our budget.

11 Though this is paid in part through an annual
12 appropriation from the Commonwealth through the
13 Gun Violence Task Force Act.

14 The landlord has agreed to fit out the
15 space with improvements that are valued at
16 approximately \$50,000. This will allow -- this
17 will include creating additional offices and
18 redesigning the floor plan, updating carpet
19 throughout, paint, energy efficient lighting,
20 new ceiling tiles, updates to the lunchroom, and
21 a single entry wood door with a glass insert
22 among other things, all done in consultation
23 with the Gun Violence Task Force staff.

24 In order to make this investment, the
25 landlord has requested a five-year lease term

1 with two additional options. The term sheet
2 attached to the ordinance describes the
3 specifics of the transaction. Ultimately, our
4 goal is to provide the best service to our
5 constituents. This new space will help
6 accomplish that.

7 And I urge this committee to report on
8 Bill No. 180906 favorably, and to suspend the
9 rules as to permit the first reading of the bill
10 at the next session of Council. And I will be
11 happy to answer any questions you have regarding
12 this lease.

13 COUNCILMAN HENON: Thank you for your
14 testimony. Does anybody on the Committee wish
15 to ask any questions?

16 Thank you for your testimony. Before
17 you leave, is there anyone else here that wishes
18 to speak on 180906?

19 That being none, thank you for your
20 testimony.

21 MR. PRABHAKARAN: Thank you.

22 COUNCILMAN HENON: We will now move on
23 to Bill No. 180 --

24 Aran, you're fine. The question is
25 going to be directed to Dominique.

1 The Chair recognizes Councilman Domb.

2 COUNCILMAN DOMB: Thank you. Thank you,
3 Mr. Chairman. Just had a couple other questions
4 I forgot to ask.

5 We have had 66,000 roughly square feet
6 of space in this building since 1998, or is this
7 an expansion?

8 MS. CASIMIR: No. Will increase by
9 approximately 9,670 square feet.

10 COUNCILMAN DOMB: We increased our
11 space?

12 MS. CASIMIR: Yes.

13 COUNCILMAN DOMB: What was the reason
14 why we increased the space?

15 MS. CASIMIR: It is due to right sizing
16 current organizational shift. So as 1400 Arch
17 Street is repositioning the building, we
18 currently have staff there from the Sheriff's
19 Office that needs to go back into the space.
20 The space that they will be entering will be
21 going into the special organization that we
22 protect, and that we have to remain nameless.
23 They will be getting a new space. And the
24 sheriff has always provided safe housing for
25 that, so that will be housing the new

1 organization in that space.

2 COUNCILMAN DOMB: Do we have someone
3 that we can go to on staff who does space
4 analysis? Because today's day and age, almost
5 every office is shrinking in size and people are
6 working in smaller spaces. And space needs are
7 declining for most firms.

8 Have we looked at that in this
9 situation?

10 MS. CASIMIR: Yes. Actually, we have
11 that in-house. We can provide you a report of
12 how many people we are square feet versus the
13 space. It has not been right-sized since 1998,
14 so you had a lot of situations where people were
15 working out of closets or insufficient space as
16 noted. So, we have not right-sized the space in
17 a very long time.

18 COUNCILMAN DOMB: Okay. Just as a
19 practice, do we have someone who is really good
20 at reviewing space lease and the offices that
21 used to be 500 square feet today are 300 square
22 feet. And people are working in open spaces. I
23 mean, space needs are dramatically changed for
24 people.

25 I will give you one example. 6600,

1 10-square feet across the street where they used
2 to house 25 people, now it houses 60 people in
3 the same space. I am just saying, today's
4 environment, we might be able to save some money
5 by dramatically lowering our space requirements.

6 MS. CASIMIR: We are actually all on
7 board with that. We have a team that is solely
8 dedicated to reducing space and right-sizing it
9 accordingly. We are more than happy to review
10 that with you and the plans so you can see the
11 work that is being done.

12 COUNCILMAN DOMB: One other question. I
13 did see your November 28 testimony that you
14 submitted. I am trying to understand. Is says
15 the Sheriff's Office is getting \$50.00 a square
16 foot. Then the next paragraph, the Sheriff's
17 Office is getting \$40 a square foot? Are they
18 getting both?

19 MS. CASIMIR: Yes, they are. One is TI
20 dollars, the \$50.10 per square foot is Tenant
21 Improvement dollars. The \$40 per square foot is
22 the landlord making his own investment in
23 right-sizing the space. It has not been
24 renovated since 1998.

25 COUNCILMAN DOMB: Okay. And then each

1 category has a different value. What I am
2 looking for, you can send after this, is just
3 the overall square footage of the space and the
4 overall dollars we are getting for that space
5 per square foot basis, okay.

6 Thank you very much. Thank you for the
7 explanation.

8 Thank you, Mr. Chairman.

9 MS. CASIMIR: Thank you.

10 COUNCILMAN HENON: Thank you,
11 Councilman.

12 Any other questions on Bill No. 180602?

13 (No response.)

14 COUNCILMAN HENON: Thank you for your
15 testimony.

16 Chair now recognizes -- we will hear
17 testimony for Bill No. 180951.

18 (Witness approaches table.)

19 COUNCILMAN HENON: Thank you.

20 You may state your name for the record
21 and proceed with your testimony.

22 MR. TYRELL: James Tyrell. I'm the
23 Chief Revenue Officer at Philadelphia
24 International Airport.

25 Good morning, Mr. Chairman and members

1 of the Committee on Public Property and Public
2 Works. My name is James Tyrell, the Chief
3 Revenue Officer for Philadelphia International
4 Airport. I am pleased to appear before you
5 today to testify in support of Bill No. 180951.

6 The bill authorizes the City of
7 Philadelphia through its Department of Commerce,
8 Division of Aviation and Department of Public
9 Property to acquire approximately 14.9-acre
10 property in Tinnicum Township, Delaware County,
11 which is needed for airport expansion.

12 The property is known as 501 Seminole
13 Avenue, Tinnicum Township. And it includes
14 industrial warehouse and office facilities of
15 approximately 24,000 square feet, 134 car
16 parking lot, and a large gravel covered yard.
17 The purchase price of \$5.5 million and was
18 determined by an independent appraisal and
19 negotiations with the seller. It will be funded
20 through the Aviation Fund and will not impact
21 the General Fund.

22 I greatly appreciate the opportunity to
23 speak to you today in support of Bill No.
24 180951. And respectfully request that the rules
25 be suspended to allow first reading at the next

1 Council session. Thank you. And I will be
2 happy to answer any questions you may have.

3 COUNCILMAN HENON: Thank you for your
4 testimony.

5 Chair recognizes Councilman Domb.

6 COUNCILMAN DOMB: Thank you,
7 Mr. Chairman. Just a quick question.

8 What is the anticipated use of this
9 acquisition?

10 MR. TYRELL: So, this property is
11 adjacent to a much larger property that the
12 Airport acquired in January of this year, that
13 is scheduled as a cargo development project.
14 This property will serve as support space for
15 that cargo development project.

16 COUNCILMAN DOMB: When you say cargo
17 development, you mean us transporting goods and
18 services in, materials from other locations and
19 this is the shipping area?

20 MR. TYRELL: It will. It will be an
21 area where we anticipate cargo-related
22 facilities to be developed that will help
23 support additional cargo coming in through and
24 out of Philadelphia International Airport.

25 COUNCILMAN DOMB: Do we have rail that

1 connects to this?

2 MR. TYRELL: Excuse me?

3 COUNCILMAN DOMB: Do we have railroad
4 lines that connects to this?

5 MR. TYRELL: There is a rail-line that
6 runs couple hundred yards north of this site.
7 It is not anticipated that there will be direct
8 rail access to this particular site.

9 COUNCILMAN DOMB: So just simple terms,
10 cargo comes in on a plane, goes to this site, is
11 it picked up by trucks? How does it get
12 distributed?

13 MR. TYRELL: Cargo comes into this
14 facility by air. It gets unloaded, gets
15 transported through a facility where it is
16 repackaged and distributed on trucks.

17 COUNCILMAN DOMB: It's all trucking?

18 MR. TYRELL: Yes.

19 COUNCILMAN DOMB: Okay. Thank you very
20 much. Thank you, Mr. Chairman.

21 Thank you.

22 COUNCILMAN HENON: Thank you,
23 Councilman. Anyone else on the Committee wishes
24 to speak with James Tyrell on Bill No. 180951?

25 (No response.)

1 COUNCILMAN HENON: Anyone else here
2 joining us today wish to speak on Bill No.
3 180951?

4 That being none, thank you for your
5 testimony.

6 This will conclude our public hearing on
7 the Committee of Public Property and Public
8 Works. We will now go into our public meeting
9 on the Committee of Public Property and Public
10 Works.

11 (Public Hearing concludes.)

12 - - -

13 (Public Meeting commences.)

14 COUNCILMAN HENON: Chair recognizes
15 Councilman Greenlee.

16 COUNCILMAN GREENLEE: Thank you, Mr.
17 Chairman. I move that the following bills be
18 reported out of this committee with a favorable
19 recommendation; that the Rules of Council will
20 be suspended to allow for first reading at our
21 next session of Council: Bill Nos. 180602,
22 180906 and 180951.

23 COUNCILWOMAN GYM: Second.

24 COUNCILMAN HENON: It's been moved and
25 properly second.

1 All those in favor, signify by saying
2 aye.

3 (Ayes.)

4 COUNCILMAN HENON: Those opposed?

5 (No opposition.)

6 COUNCILMAN HENON: The ayes have it.

7 Bill Nos. 180951, 180602, 180906 will be
8 reported out of Committee with a favorable
9 recommendation with the suspension of the rules
10 as to be heard at our next Council session.

11 This concludes our Public Meeting and
12 Public Property and Public Works. We thank you
13 for your testimony.

14 (At this time, the Public Meeting
15 adjourned at 10:53 a.m.)
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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.

ANGELA M. KING, RPR,
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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