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COUNCIL OF THE CITY OF PHILADELPHIA

PUBLIC HEARING

COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

- - -

Room 401, City Hall
Philadelphia, Pennsylvania
Wednesday, December 9, 1998
3:00 p.m.

- - -

BILL 980883 - an Ordinance authorizing the
Commissioner of Public Property on behalf of the
City of Philadelphia to enter into a sublease
agreement with the Philadelphia Public Municipal
Authority (PMA) for certain premises located on the
concourse of Eight Penn Center Plaza located at
southeast corner of 17th Street and JFK Boulevard,
Philadelphia, Pennsylvania, and being subject to
certain terms and conditions.
Bill 980921 - an Ordinance authorizing Commissioner
of Public Property on behalf of the City of
Philadelphia to purchase fee simple title to parcel
of real estate with improvements situate thereon
located at 7790 through 7800 Dungan Road,
Philadelphia, Pennsylvania under certain terms and
conditions.

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PRESENT:

COUNCILWOMAN AUGUSTA CLARK, Chairwoman
COUNCILMAN FRANK DI CICCIO
COUNCILWOMAN ANNA VERNA
COUNCILMAN BRIAN O'NEILL
COUNCILMAN MICHAEL NUTTER
COUNCILWOMAN JOAN KRAJEWSKI

- - -

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KENNETH SIPOS, Real Estate Dept. -----	8
ALBERT PHELAN, Solicitor, Law Dept. -----	9

1 BILL NUMBER 980883

2 CHAIRWOMAN AUGUSTA CLARK: Ladies and
3 gentlemen, the Committee on Public Property and
4 public works is now in session. There are two bills
5 before this committee. We ask the Clerk to read
6 Bill No. 980883, but for purposes of a quorum let
7 the record please reflect that present in the room
8 are Councilman DiCicco, Councilwoman Verna,
9 Councilwoman Clark, Councilman O'Neill, Councilman
10 Michael Nutter, and Councilwoman Jannie Blackwell.

11 Mr. DiCicco, thank you for coming. I
12 greatly appreciate it.

13 COUNCILMAN DI CICC0: You're welcome.

14 THE CLERK: An Ordinance authorizing the
15 Commissioner of Public Property on behalf of the
16 City of Philadelphia to enter into a sublease
17 agreement with the Philadelphia Public Municipal
18 Authority (PMA) for certain premises located on the
19 concourse of Eight Penn Center Plaza located at
20 southeast corner of 17th Street and JFK Boulevard,
21 Philadelphia, Pennsylvania, and being subject to
22 certain terms and conditions.

23 CHAIRWOMAN CLARK: Thank you. Good
24 afternoon. Please introduce yourself to the record,
25 Mr. Commissioner, and proceed with your testimony in

1 BILL NUMBER 980883

2 any way you see fit.

3 MR. ANDRES PEREZ: Good afternoon,
4 Chairwoman Clark, Members of the Committee on Public
5 Property and Public Works. My name is Andres Perez
6 and I'm Commissioner of the Department of Public
7 Property. I'm here today to testify in support of
8 Bill No. 980883.

9 This bill authorizes the Commissioner of
10 Public Property on the behalf of the City of
11 Philadelphia to enter into a sublease agreement with
12 the Philadelphia Municipal Authority for certain
13 premises located on the concourse level of Eight
14 Penn Center plaza located on the southeast corner of
15 17th Street and JFK Boulevard, Philadelphia,
16 Pennsylvania, under and being subject to certain
17 terms and conditions.

18 This bill will enable the City to
19 consolidate the US Mail operations within the
20 Revenue Department with access to city buildings via
21 the concourse and access to the loading dock for US
22 Mail pickup at Commerce Street. The Department of
23 Public Property supports this measure. Accordingly,
24 I respectfully ask that City Council approve this
25 bill and I also ask that the rules be suspended so

1 BILL NUMBER 980883

2 that the ordinance may be passed upon the second
3 reading at Council.

4 This concludes my testimony. I'll be
5 happy to answer any questions. Thank you.

6 CHAIRWOMAN CLARK: Are there any
7 questions by members of the Committee on this bill
8 before us?

9 We have no questions.

10 The next witness, please. Thank you,
11 Commissioner.

12 MR. PEREZ: They're in support of me
13 here. Mr. Sipos is from my Real Estate Department,
14 and Mr. Phelan is from the Law Department here to
15 assist me if I needed any help. Thank you.

16 CHAIRWOMAN CLARK: Mr. Phelan, if you
17 were testifying would you testify in favor of or
18 against this bill?

19 MR. PHELAN: I would support
20 Commissioner Perez.

21 CHAIRWOMAN CLARK: Thank you. Are there
22 persons in the room who wish to be heard to speak in
23 favor of or against this bill?

24 There being none. Thank you very much.

25 We ask the clerk to read the second bill

1 BILL NUMBER 980921

2 before us Bill No. 980921.

3 THE CLERK: An Ordinance authorizing
4 Commissioner of Public Property on behalf of the
5 City of Philadelphia to purchase fee simple title to
6 parcel of real estate with improvements situate
7 thereon located at 7790 through 7800 Dungan Road,
8 Philadelphia, Pennsylvania, under certain terms and
9 conditions.

10 CHAIRWOMAN CLARK: Thank you. Clerk
11 would you please note that present at the table is
12 Councilwoman Joan Krajewski.

13 Would you proceed, sir, with your
14 testimony.

15 MR. ANDRES PEREZ: Good afternoon,
16 Chairwoman Clark. My name is Andres Perez,
17 Commissioner of the Department of Public Property,
18 and I'm here to testify in support of Bill No.
19 980921.

20 This bill authorizes the Commissioner of
21 Public Property on behalf of the City of
22 Philadelphia to purchase fee simple title to a
23 parcel of real estate with improvements situated
24 thereon located 7790-7800 Dungan Road, Philadelphia,
25 Pennsylvania, under certain terms and conditions.

1 BILL NUMBER 980921

2 This bill will, among other things,
3 enable the City to acquire 3200 square foot
4 combination of facilities with parking for 225
5 vehicles and would permit the police department to
6 merge the Internal Affairs Unit and the Ethics
7 Accountability Division into one physical location
8 with the associated parking. This will alleviate
9 the use of a structurally unsound building at 323
10 Race Street and allow the return of 17th and
11 Pattison Avenue facility to the Fairmount Park
12 Commission and consolidated Internal Affairs
13 Division into the one remote facility separate from
14 other police department units.

15 Additionally, let me add that 17th and
16 Pattison then becomes available for some proposed
17 community use by Fairmount Park. I don't have other
18 details on that.

19 The Department of Public Property
20 supports this measure and according and respectfully
21 ask that City Council approve this bill and I also
22 ask that the rules be suspended so that the
23 ordinance may be passed upon the second reading at
24 Council. The urgency in this case is an agreement
25 of sale pending settlement December 30th.

1 BILL NUMBER 980921

2 CHAIRWOMAN CLARK: December 30th?

3 MR. PEREZ: Yes.

4 CHAIRWOMAN CLARK: Mr. O'Neill, do you
5 have a comment that you wanted to make with respect
6 to this bill? It's in your district.

7 MR. O'NEILL: No. It sounds good to me.
8 I had some conversations with Mr. Morrison. The
9 police department is going benefitting from it.
10 They're in pretty bad shape right now.

11 CHAIRWOMAN CLARK: Are there any other
12 questions or comments to be made by other members of
13 the Committee?

14 MR. O'NEILL: I'd like to mention I
15 moved this bill specifically for Mr. Morrison, not
16 for the Department of Public Property. This would
17 not be in this legislative time period otherwise.

18 CHAIRWOMAN CLARK: Thank you.

19 MR. O'NEILL: I'd like that to be on the
20 record.

21 CHAIRWOMAN CLARK: Let the record so
22 show.

23 If you gentlemen were to speak, would
24 you speak in favor of against this bill?

25 MR. SIPOS: I would support the

1 BILL NUMBER 980921

2 Commissioner.

3 MR. PHELAN: I would also.

4 CHAIRWOMAN CLARK: Thank you very much.

5 Are there persons present in the room
6 who wish to be heard in favor of or against this
7 bill?

8 There being none. I then declare the
9 public hearing closed.

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COUNCIL OF THE CITY OF PHILADELPHIA

PUBLIC MEETING

COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

- - -

Wednesday, December 9, 1998

- - -

Public Meeting conducted by the
Committee on Public Property and Public Works, held
in Room 401, City Hall, Philadelphia, Pennsylvania,
on the above date, to consider action on the
following:

BILLS 980883, 980921

- - -

PRESENT:

COUNCILMAN ANGEL ORTIZ, Chairman
COUNCILWOMAN JOAN L. KRAJEWSKI, Vice Chair
COUNCILMAN FRANK DI CICCIO
COUNCILMAN FRANK RIZZO

- - -

1 BILL NUMBERS 980883, 980921

2 CHAIRWOMAN CLARK: Now we're in public
3 session.

4 You asked for suspension on both of
5 them, didn't you?

6 MR. PEREZ: Yes.

7 CHAIRWOMAN CLARK: Councilwoman Verna, a
8 motion on Bill No. 980883.

9 COUNCILWOMAN VERNA: Thank you. I move
10 that Bill No. 980883 be recorded out of committee
11 with a favorable recommendation. Also a
12 recommendation that the rules of council be
13 suspended so as permit first reading at our next
14 session of Council.

15 (Duly seconded.)

16 CHAIRWOMAN CLARK: All in favor say aye.

17 MEMBERS: Aye.

18 CHAIRWOMAN CLARK: Opposes, nay.

19 The bill is passed.

20 - - -

21 CHAIRWOMAN CLARK: Mr. O'Neill, a motion
22 from you on Bill No. 980921.

23 COUNCILMAN O'Neill: I move that Bill
24 No. 80921 be reported out of this committee with a
25 favorable recommendation and rules of Council be

1

2 suspended so it will allow first reading at next
3 session of Council.

4 (Duly seconded.)

5 CHAIRWOMAN CLARK: All in favor say aye.

6 MEMBERS: Aye.

7 CHAIRWOMAN CLARK: Opposes, say nay.

8 There being none, this bill is passed.

9 - - -

10 CHAIRWOMAN CLARK: This, ladies and
11 gentlemen, completes the business before us. I
12 thank you very much. Committee meeting is
13 adjourned.

14 (Adjourned at 3:15 p.m.)

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

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3 I HEREBY CERTIFY that the foregoing
4 proceedings of the Council of the City of
5 Philadelphia of December 9, 1998, were reported
6 fully and accurately by me, and that this is a
7 correct transcript of the same.

8

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10 RE: COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
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14 _____
15 Lisa C. Bradley, RPR
16 and Notary Public
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