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COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING

4

BEFORE THE COUNCIL COMMITTEE ON

5

PUBLIC PROPERTY AND PUBLIC WORKS

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Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, May 14, 1998
9:32 a.m.

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BILL NO. 980312 - An ordinance amending an ordinance approved May 9, 1997 (Bill No. 970183), which ordinance authorized by the Commissioner of Public Property to convey to the Redevelopment Authority of the City of Philadelphia certain premises located at 2121-37 N. Howard Street by amending the legal description of the premises being conveyed to the Redevelopment Authority, and by extending the date by which the conditions for the conveyance must be satisfied, all under certain terms and conditions.

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PRESENT: COUNCILWOMAN AUGUSTA A. CLARK
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN MICHAEL A. NUTTER
COUNCILMAN FRANK RIZZO

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1 COMM. ON PUB. WORKS/PUB. PROP. - BILL NO. 980312

2 P R O C E E D I N G S

3 COUNCILWOMAN CLARK: Good morning,
4 ladies and gentlemen. The Committee on Public
5 Property and Public Works is now in session for
6 the purpose of considering one bill, Bill No.
7 980312, which we ask the clerk to read at this
8 time.

9 THE CLERK: Bill No. 980312, an
10 ordinance amending an ordinance approved May 9,
11 1997 (Bill No. 970183), which ordinance authorized
12 by the Commissioner of Public Property to convey
13 to the Redevelopment Authority of the City of
14 Philadelphia certain premises located at 2121-37
15 N. Howard Street by amending the legal description
16 of the premises being conveyed to the
17 Redevelopment Authority, and by extending the date
18 by which the conditions for the conveyance must be
19 satisfied, all under certain terms and conditions.

20 COUNCILWOMAN CLARK: Thank you.

21 Are there persons in the room present
22 to discuss this bill this morning? If so, spell
23 your last name for benefit of the stenographer,
24 and proceed with your testimony.

25 But before you do that, let me first

1 COMM. ON PUB. WORKS/PUB. PROP. - BILL NO. 980312
2 establish a quorum. The Committee has present for
3 this hearing: Councilman Frank Rizzo;
4 Councilwoman Augusta Clark, the Chair; Council
5 Michael Nutter, who was here -- you saw him,
6 didn't you? -- and Councilwoman Donna Miller.
7 Thank you.

8 Now please proceed.

9 (Melvis Dunbar comes forward.)

10 MS. DUNBAR: Good morning. My name is
11 Melvis Dunbar, D-U-N-B-A-R.

12 And I'm the Director of the Development
13 Division at the Redevelopment Authority. And I'm
14 here today to state that the Redevelopment
15 Authority has no objection to the amendment for
16 2121 through 37 Howard Street.

17 COUNCILWOMAN CLARK: Thank you.

18 Good morning, sir.

19 MR. PETRONE: Good morning, Madame
20 Chairwoman, how are? And members of the
21 committee.

22 My name is Joe Petrone, P-E-T-R-O-N-E.
23 I'm the Real Estate Director for the Department of
24 Public Property, City of Philadelphia. And I'm
25 here on behalf of the Commissioner of Public

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2 Property to endorse Bill No. 980312.

3 And I stand ready to answer any
4 questions that may be asked.

5 COUNCILWOMAN CLARK: Thank you, Mr.
6 Petrone. Would you, for the record, state what
7 this bill intends to be used for.

8 MR. PETRONE: Senior-citizen housing.
9 This is a City property on Norris Square. And
10 there were some discrepancies in the legal
11 description, and this will straighten that out.

12 COUNCILWOMAN CLARK: Okay. Is that the
13 purpose of this hearing.

14 MR. PETRONE: Yes, ma'am.

15 COUNCILWOMAN CLARK: To straighten out
16 a property that has already been completed?.

17 MR. PETRONE: Well, it will happen in
18 the future. Melvis could answer those questions.

19 MS. DUNBAR: Well, actually, Miss
20 DeCarlo, from Norris Square, is here to speak on
21 behalf of this senior housing center.

22 COUNCILWOMAN CLARK: Would you please
23 join us at the table.

24 (Patricia DeCarlo comes forward.)

25 COUNCILWOMAN CLARK: Good morning.

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2 MS. DECARLO: Good morning. My name is
3 Patricia DeCarlo, D-E-C-A-R-L-O.

4 The property in question is a senior
5 citizens senior that we are converting into 35
6 units of senior-citizens housing, together with
7 the senior citizens center. But in order to do
8 that, the City would have to donate the parcel of
9 land and the property.

10 It is a partnership between Norris
11 Square Civic Association and Catholic Social
12 Services. We have received a \$2.6 million
13 allocation from HUD for 202 housing. We have also
14 received the \$200,000 grant from the Department of
15 Community and Economic Development. We received a
16 commitment from OHCD to match any dollars that we
17 raise, \$15,000 per unit. We expect to be able to
18 raise the full \$525,000.

19 And we're putting an application before
20 PHFA. It's been submitted already. It will be
21 decided in July.

22 The purpose of this ordinance, as was
23 stated before, is to amend some issues on the deed
24 description that were incorrect, and to postpone
25 the date by which the City would transfer over to

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2 the RDA the property for the RDA to then transfer
3 it to the new corporation.

4 And the reason we've had to postpone
5 that date from May of '98 to further on down the
6 line is because it's taken some time to put
7 together the financing for this project.

8 But it's going to sit right in front of
9 the square and, it will enable our senior citizens
10 to have housing and then go downstairs, and
11 they're in the center and can receive all the
12 social services that they otherwise couldn't get
13 because 202 HUD does not provide money for social
14 services.

15 COUNCILWOMAN CLARK: Okay. You say
16 that you're extending the date from May of '98 to
17 what date?

18 MR. PETRONE: May 25, 1999.

19 COUNCILWOMAN CLARK: So, essentially,
20 you're extending it by one year.

21 MS. DUNBAR: That's correct.

22 COUNCILWOMAN CLARK: Okay. Are there
23 any other questions by any members of the
24 committee?

25 (No questions.)

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2 COUNCILWOMAN CLARK: Thank you. Are
3 there other persons in the room who wish to speak
4 in favor of or against the Bill No. 980312?

5 (No response.)

6 COUNCILWOMAN CLARK: The call went out,
7 none answered. Thank you very much.

8 I'll entertain a motion now. Frank?

9 COUNCILMAN RIZZO: I guess we're --
10 this is amending a -- I move to amend the
11 amendment.

12 COUNCILWOMAN CLARK: Well, first, we
13 got to close the public hearing and go into public
14 session.

15 COUNCILMAN RIZZO: Yeah, okay. You do
16 that, and I'll --

17 COUNCILWOMAN CLARK: Let me have a
18 motion.

19 COUNCILWOMAN MILLER: I make a motion
20 that we close the public hearing and move on to
21 the public meeting.

22 (Duly seconded.)

23 COUNCILWOMAN CLARK: All in favor?

24 COMMITTEE MEMBERS: Aye.

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2 (Public meeting begins.)

3 COUNCILWOMAN MILLER: I make a motion
4 that Bill No. 980312 be reported out of this
5 committee with a favorable recommendation.

6 MR. PETRONE: You want to set the rules
7 aside? We would request that.

8 COUNCILWOMAN CLARK: Do you need to
9 suspend the rules so as to --

10 MR. PETRONE: Suspend the rules,
11 please. Thank you.

12 MS. DUNBAR: Yes, please.

13 COUNCILWOMAN CLARK: And we'll suspend
14 the rules so this bill can have its first reading
15 at our next regularly-scheduled Council session.

16 (Duly seconded.)

17 (Vote taken.)

18 COUNCILWOMAN CLARK: The ayes have it,
19 and so ordered.

20 Bill No. 980312 has been reported out
21 of this committee with a favorable recommendation,
22 and with the further recommendation that the rules
23 of Council be suspended to as to permit first
24 consideration at our next stated meeting.

25 All in favor, aye?.

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2 (Vote taken.)

3 COUNCILWOMAN CLARK: Is there a motion
4 to close?

5 COUNCILWOMAN MILLER: I make a motion
6 to close.

7 (Duly seconded.)

8 (Vote taken.)

9 COUNCILWOMAN CLARK: So ordered. Thank
10 you.

11 (Adjourned at 9:44 a.m.)

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C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Thursday, May 14, 1998. Were
reported and accurately by me, and that this is a
correct transcript of same.

RE: COUNCIL COMMITTEE ON
PUBLIC WORKS AND PUBLIC PROPERTY
BILL NO. 980312

_____,
JOSEPHINE CARDILLO, RPR