

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

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, May 11, 2015
9:30 a.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN MARK SQUILLA

BILLS 150233, 150367, 150370, 150371, 150406,
150409, and 150415

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COUNCILMAN HENON: Good morning, ladies and gentlemen. The Committee of Public Property and Public Works is now in session.

Would the Clerk please read the titles of the bills.

THE CLERK: Bill No. 150223, an ordinance authorizing the Director of the Free Library of Philadelphia and the Commissioner of Public Property to execute a sublease or other agreement with the Philadelphia Authority for Industrial Development, subject to a master lease between PAID and Rodin Market Partners, L.P., under which the City would occupy space in the building located at 2000 Hamilton Street, all under certain terms and conditions; and

Bill No. 150367, an ordinance authorizing the Commissioner of Public Property to convey to the Philadelphia Authority for Industrial Development all or part of a parcel of land bounded by West Venango Street, Germantown Avenue,

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 West Tioga Street, and North Watts
3 Street, for further conveyance, under
4 certain terms and conditions; and

5 Bill No. 150370, an ordinance
6 authorizing the Commissioner of Public
7 Property, on behalf of the City, to enter
8 into a sublease agreement with the
9 Philadelphia Authority for Industrial
10 Development for use by the City of
11 premises located at 2800 South 20th
12 Street, all under certain terms and
13 conditions; and

14 Bill No. 150371, an ordinance
15 authorizing the Commissioner of Public
16 Property to convey to the Philadelphia
17 Authority for Industrial Development all
18 or part of a parcel or parcels of land
19 and any improvements thereon located at
20 2459-77 Kensington Avenue, for further
21 conveyance, under certain terms and
22 conditions; and

23 Bill No. 150406, an ordinance
24 authorizing the Commissioner of Public
25 Property, on behalf of the City, to

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2 purchase from 7777 Philadelphia PA Loan
3 Associates, LLC, a certain tract of land
4 together with the improvements thereon,
5 commonly known as 7777-R State Road,
6 under certain terms and conditions; and
7 Bill No. 150409 is being held.

8 Bill No. 150415, an ordinance
9 authorizing the Department of Public
10 Property to acquire, on behalf of the
11 City, an approximately 0.80 acre property
12 consisting of a portion of the elevated
13 rail line known as the Viaduct located
14 between North Broad Street, the north
15 side of Noble Street, 11th Street and the
16 south side of Callowhill Street, together
17 with all the improvements thereon and
18 associated easements; and to lease a
19 portion of the property to the
20 Southeastern Pennsylvania Transportation
21 Authority; all under certain terms and
22 conditions.

23 COUNCILMAN HENON: Thank you.

24 I'd like to recognize that a
25 quorum is present. To my right,

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 Councilwoman Blackwell and Majority
3 Leader Jones, and to my left Councilman
4 Bill Greenlee.

5 Is there anyone here from the
6 Administration that wishes to testify on
7 Bill No. 150233 today? If so, would you
8 please approach the table, identify
9 yourself, and begin with your testimony.

10 (Witness approached witness
11 table.)

12 MR. PECORA: Good morning,
13 Chairman Henon and members of the Public
14 Property Committee. I am Jim Pecora,
15 Vice President of Property Management at
16 the Free Library of Philadelphia,
17 representing Siobhan Reardon, President
18 and Director, who is out of town. I
19 appear today in support of Bill No.
20 150233, which would allow the Free
21 Library and the Commissioner of Public
22 Property to execute an agreement with the
23 Philadelphia Authority for Industrial
24 Development to extend the lease at Rodin
25 Place at 2000 Hamilton Street. The

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 initial term of the lease will be ten
3 years, with an option for the City to
4 renew for an additional five years.

5 The Free Library is in the
6 process of fully renovating the Parkway
7 Central Library, our largest facility
8 located at 1901 Vine Street. We have
9 completed three phases of work, including
10 renovations to the Philbrick Popular
11 Library and the Music Department, the
12 addition of new exhibition space adjacent
13 to the Rare Book Department, and the
14 opening of a Culinary Literacy Center,
15 along with several exterior enhancements.
16 The next phase entails the creation of a
17 new Business Research and Innovation
18 Center for small and fledgling
19 entrepreneurs and the creation of a
20 Common, a floor to be used for a wide
21 variety of community and social purposes.

22 In order to launch this next
23 phase, we must relocate 76 staffers who
24 are proximate to where construction will
25 be taking place. We are proposing to

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 move them to Rodin Place, 2000 Hamilton
3 Street, two blocks to the rear of Parkway
4 Central. There are currently 42 Free
5 Library employees at this location, who
6 will also benefit from the proposed
7 lease, as they will be relocated from the
8 basement space to a preferred location on
9 the second floor and concourse level of
10 the building.

11 A number of benefits will
12 result from the longer lease. Savings of
13 approximately \$80,000 annually will be
14 realized due to a variety of efficiencies
15 that have developed over the past several
16 years and that can be attained through
17 the new lease. A taller loading dock
18 that can accommodate larger trucks will
19 be available, thus expediting deliveries.
20 Custodial services are included in the
21 cost of the lease. They were previously
22 an extra expense. And with a longer
23 lease, the landlord will complete all
24 necessary fit-out, ensuring that the
25 space is ideal for Free Library use.

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 Ultimately the work on Parkway
3 Central that this extended lease allows
4 will open much more space to the public.
5 Previously only 35 percent of the
6 facility had been open to the public.
7 With the renovations completed to date,
8 this number now stands at 55 percent.
9 The next phase will boost the number even
10 further to 65 percent. We are proud of
11 these accomplishments and look forward to
12 the Committee's support to bring even
13 more programming and services to our
14 citizens.

15 I urge the Committee to report
16 Bill No. 150233 favorably and to suspend
17 the rules so as to permit first reading
18 of this bill at the next session of
19 Council.

20 Thanks for your consideration.
21 I would be happy to answer any questions
22 you might have.

23 COUNCILMAN HENON: Thank you
24 for your testimony. I just have a few
25 short questions.

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 You state in your testimony
3 that there will be an annual savings of
4 \$80,000 that is realized. Through what
5 efficiencies in the new lease could you
6 use as examples on how we're going to be
7 coming up with the savings?

8 MR. PECORA: The main thing
9 that we're doing is reducing square
10 footage from 29,000 to 19,000. We're
11 doing that through complete rebuilding of
12 the two main areas. So we're gaining
13 efficiencies in terms of space planning.

14 We've also -- there's one
15 function that we're going to eliminate
16 and do -- it's a supply function that
17 takes up a lot of room right now. We're
18 going to do that through purchasing and
19 we're going to have things drop ship. So
20 there was a 4,000 square foot savings
21 there. So mainly through square foot
22 savings.

23 COUNCILMAN HENON: Do you have
24 an estimate of the cost of the new
25 fit-out incurred by the new landlord?

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2 MR. PECORA: I don't have all
3 the costs now, but it's approximately
4 100,000 of investment on their part.

5 COUNCILMAN HENON: I have no
6 further questions.

7 Anybody else on the Committee?
8 (No response.)

9 COUNCILMAN HENON: Thank you
10 for your testimony.

11 MR. PECORA: Thank you.

12 COUNCILMAN HENON: Are there
13 any other witnesses here today that
14 wishes to testify on Bill No. 150233?

15 (No response.)

16 COUNCILMAN HENON: Is there
17 anyone else? No. Thank you.

18 Is there anyone from the
19 Administration who wishes to testify on
20 Bill No. 150367 today.

21 (Witnesses approached witness
22 table.)

23 COUNCILMAN HENON: Thank you.
24 Please state your name for the record and
25 begin with your testimony.

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 COMMISSIONER GREENWALD: Good
3 morning, Chairman Henon and members of
4 the Committee on Public Property and
5 Public Works. My name is Bridget
6 Collins-Greenwald and I am the
7 Commissioner of the Department of Public
8 Property. I am here today to testify in
9 support of Bill No. 150367, an ordinance
10 authorizing the Commissioner of Public
11 Property to convey to the Philadelphia
12 Authority for Industrial Development all
13 or part of a parcel of land bounded by
14 West Venango Street, Germantown Avenue,
15 West Tioga Street, and North Watts
16 Street, for further conveyance, under
17 certain terms and conditions.

18 Firehouse Fare LLC, whose
19 principal is Sam Stern, will develop this
20 property into a retail space to sell
21 locally grown and produced food. The
22 \$125,000 proceeds of the sale will be
23 deposited into the General Fund.

24 The Department of Public
25 Property supports this measure and,

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 accordingly, I respectfully ask that City
3 Council approve Bill No. 150367.

4 I am requesting a suspension of
5 the rules so as to allow for the first
6 reading at the next session of Council.

7 Thank you. I will be happy to
8 answer any questions you may have.

9 COUNCILMAN HENON: One quick
10 question. Sales price compared to the
11 appraisal price?

12 COMMISSIONER GREENWALD: It was
13 the appraisal price. So it's fair
14 market, 125.

15 COUNCILMAN HENON: Great. I
16 have no further questions.

17 Anyone from the Committee have
18 any questions?

19 (No response.)

20 COUNCILMAN HENON: Is there
21 anyone else here today that is present
22 that has any questions on Bill No.
23 150367?

24 (No response.)

25 COUNCILMAN HENON: Thank you

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 very much for your testimony.

3 We will now hear testimony for
4 Bill No. 150370. Would Mr. Gillison
5 please approach and begin with your
6 testimony.

7 (Witness approached witness
8 table.)

9 MR. GILLISON: Thank you. Good
10 morning, Councilman Henon and members of
11 the Committee of Public Property and
12 Public Works. My name is Everett
13 Gillison. I'm the Deputy Mayor for
14 Public Safety and the Mayor's Chief of
15 Staff. I appear before you today to
16 offer testimony on Bill 150370, which
17 authorizes the Department of Public
18 Property to enter into a lease for a
19 property that will be used to create a
20 Unified Call Center at the old
21 Quartermaster Depot at 20th and Oregon.

22 The proposed facility is an
23 initiative of the Department of Public
24 Safety and has been in the planning
25 stages for the past three years. The

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 facility will bring together numerous
3 communication activities now located at
4 various locations throughout our City.
5 These activities include the 911 Call
6 Center, the Police and Fire Dispatch, the
7 Emergency Operations Center, and the 311
8 Call Center and the City's Office of
9 Emergency Management.

10 The creation of the UCC will
11 benefit the City of Philadelphia in a
12 number of ways, both through job
13 creation, construction activity, and the
14 creation of a facility that brings
15 together most of the City's primary
16 communication systems in one secure
17 facility.

18 The City will be entering into
19 a ten-year lease as a subtenant of the
20 Philadelphia Authority for Industrial
21 Development, who will lease the property
22 from Defense Realty. The City will have
23 the option of purchasing the leased
24 premises at the end of the lease term.

25 If the City elects not to purchase the

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 premises at the end of the term, the City
3 shall have the option to renew the term
4 for two additional five-year terms. The
5 proposed footprint of the leased space
6 will not exceed 85,000 square feet.

7 There is an urgent need for
8 City Council to authorize Public Property
9 to enter into a lease for the identified
10 property prior to the end of the spring
11 session. The urgency is driven by the
12 fact that the current 911 system is in
13 need of an upgrade as soon as it is
14 reasonably feasible due to the need to
15 replace current aging systems.

16 Of mutual benefit will be the
17 ability to co-locate all of the City's
18 vital communications and dispatch systems
19 into one location in the immediate
20 vicinity of the Delaware Valley
21 Intelligence Center that has been
22 operational since spring of 2013.

23 I urge the Committee to approve
24 this ordinance that will permit the
25 Public Property to enter into a lease

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 with the owner of the proposed site at
3 20th and Oregon. Creation of a signed
4 lease is a major step that will allow
5 fit-out of the facility to commence.

6 I'm requesting a suspension of
7 the rules so as to allow for first
8 reading at the next session of Council.
9 I appreciate the opportunity to testify
10 before the Committee today and would be
11 happy to answer any questions that you
12 may have.

13 COUNCILMAN HENON: Thank you,
14 Mr. Gillison. Thank you for your
15 testimony, and for the record, I know we
16 were trying to connect. Unfortunately
17 schedules didn't permit, but I do have a
18 list of questions for this. This seems
19 to be something of an interesting
20 proposal here for unified consolidation
21 here.

22 Is there a need to consolidate
23 these operations that you have mentioned
24 in your testimony and, if so a need, I
25 just had -- I thought we just renovated

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.
2 the 311 space.

3 MR. GILLISON: No. The 311
4 space was actually created with this
5 Administration starting back in 2008,
6 2009 here in City Hall. The idea is that
7 we have moved the 311 as a space out of
8 City Hall, which is on the first floor
9 for matters, and to put it into this for
10 what is, in essence, a unified space.
11 Having that operationally will benefit
12 because you have relationships that are
13 being built both between 311 and 911,
14 which is really what you want to do.

15 We also want to be able to have
16 a back-up space. So we would actually
17 downsize space in City Hall and we'd
18 still be able to run as a back-up center
19 a smaller footprint here, which will
20 allow us to actually turn City Hall into
21 a better and more, I think, user-friendly
22 area.

23 So even beyond additional stuff
24 that you would get from an operations
25 point of view of moving and having all

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 these facilities in one space, you
3 actually get more prime real estate in
4 City Hall that's available for use and
5 reuse, especially at a time when we don't
6 have that much space in this building.

7 COUNCILMAN HENON: The only
8 operations in this building is 311; is
9 that correct?

10 MR. GILLISON: Yes.

11 COUNCILMAN HENON: Where's the
12 911?

13 MR. GILLISON: 911 is currently
14 at the Police Administration Building,
15 which you know we are actually building a
16 new Police Administration Building at
17 4601. It's also at the Fire
18 Administration Building, which you know
19 is on Spring Garden Street. We have Mini
20 Radio here, which is on our 7th floor,
21 and we have 311 here in City Hall.

22 COUNCILMAN HENON: So 311 is
23 not like a space in demand when it comes
24 to value and so forth, just in my
25 opinion.

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2 Why the urgent need? You had
3 mentioned that 911 -- is there a problem?
4 I understand that we may need an upgrade.
5 I mean, systems aren't going to fail now.

6 MR. GILLISON: No. They're
7 not --

8 COUNCILMAN HENON: I'm just
9 trying to get the sense of urgency to
10 enter into a long-term lease towards the
11 end of an Administration.

12 MR. GILLISON: Sure. Well,
13 this is something that's been going on.
14 Whether an Administration is at the end
15 or at the beginning, you always deal with
16 the problems that you have that are on
17 your plate. Much like all
18 Administrations, you end up working on
19 things, and, quite frankly, I was hoping
20 that this would have been resolved and a
21 lot of the issues would have been
22 resolved over a year ago, but they
23 actually come and they are resolved when
24 they are resolved.

25 The issue is twofold. One, you

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2 want to be able to have a space that
3 you're planning, because planning
4 actually takes time to do. We know that
5 we are moving into 4601, which will end
6 up happening probably two years into the
7 next Administration. There is no space
8 in 4601 for this facility, for these
9 operations to go. So you have to end up
10 identifying space where it needs to go.
11 And when you look at the operational
12 impact of co-location of all these secure
13 matters, you actually have an opportunity
14 to sit back and deal with it.

15 On a national level,
16 Washington, DC went through something
17 similar to this many, many years ago, and
18 the operational impact of having a new
19 space for both the OEM and also the
20 Unified Call Center allowed for more
21 flexibility, allowed for a development of
22 a new cadre and, quite frankly, new
23 titles as people end up securing and
24 making sure that they're working together
25 in a better way. Those are the kinds of

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2 things that 21st century cities actually
3 do. Those are the kinds of things that
4 you have to kind of put yourself in the
5 position to do, and that's what this
6 actually allows us to do.

7 We've already seen what the
8 benefit of co-locating something that was
9 on the books for 25 years, which was the
10 co-location of the Special Victims Unit
11 with the District Attorney, with DHS. We
12 actually pulled all that together and got
13 it done. I want to make sure that we
14 continue to invest in things as we go
15 forward and get people who are currently
16 in areas that are substandard getting
17 them into better spaces. So that's why
18 it's important to not only get it done,
19 but get it done now so that we're able to
20 go forward. That's one.

21 Second, when you're talking
22 about the amount of planning that you
23 have to do in order to help replace the
24 911 system that -- we're talking about
25 Next Gen, Texted Next Gen and all of

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 that. Those are major investments, in
3 the multi-million dollars matters. We're
4 talking about probably upwards of \$20
5 million that we're going to have to build
6 and build out in order for that to be
7 done properly. We're going to have to
8 run two systems at the same time. If we
9 end up doing this now, we're actually
10 able to do this in a stable and an easy
11 way rather than it being rushed at the
12 end of life.

13 Yes, we'll be able to buy -- I
14 am sure that the company, Motorola and
15 others, will sell us maintenance
16 contracts on our current systems, but
17 we're going to be on -- they will be
18 dealing with those maintenance contracts
19 starting in December. They'll be looking
20 for us to get one of those contracts
21 starting January to keep the things up
22 and running.

23 You've been at the place where
24 we are in both the Police Administration
25 Building and Fire. You know that we've

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2 had issues with power generation, keeping
3 it up. We've had emergency generators
4 put outside buildings in order to keep
5 things going. These folks have done
6 quite a bit of -- Public Property has
7 done a great job in making sure that we
8 keep the current systems up and running,
9 but I just think that we have to take the
10 step into the next environment in order
11 to make sure that we can achieve the
12 public safety needs.

13 So you have two things. One,
14 things that need to be done now and, two,
15 things that need to be planned for the
16 future. This has nothing to do with an
17 end of an Administration. Public safety
18 really never changes from one
19 Administration to the next. These are
20 things that have to be held and have to
21 be dealt with going forward, and that's
22 where we are.

23 COUNCILMAN HENON: All right.
24 And when I make the statement at the end
25 of an Administration, what I mean by that

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 is, there's six months left to the end of
3 this Administration. It's being
4 recommended that we co-locate systems
5 that are in operation now that are
6 working, and it's a serious investment,
7 \$20, \$30 million, that's going to affect
8 the budget as we move forward. I mean,
9 notwithstanding any kind of state
10 assistance and reconfiguring of the 911
11 system. We're still waiting for school
12 funding with the City of Philadelphia,
13 and that's part of some of our concerns
14 as well. I mean, we have systems that
15 are working now and trying to figure out
16 where the co-location is going to go
17 under one roof.

18 You had mentioned about some of
19 the emergency troubles that they may have
20 with generators and things like that.
21 Have you looked at another location? Why
22 the Quartermasters, for one, and, two,
23 311 and 911 being in one location, have
24 you taken into consideration any
25 unforeseen issues, public transportation,

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 shut down of public transportation and/or
3 unforeseen events being so far away from
4 the center of our universe and public
5 property?

6 MR. GILLISON: The answer is
7 yes. I'll deal with the second question
8 first. The answer is yes, and the reason
9 why we want to put it outside of the core
10 is just for the reason that you have. It
11 is not ideal for these kinds of systems
12 to actually be in the same buildings that
13 you have in your core.

14 For example, whenever we end up
15 having a major event -- and you know that
16 we're planning the papal event right now.
17 If we end up having the kinds of people
18 that we have coming and that there is a
19 secure facility or a secure perimeter
20 that's going to stop egress and coming
21 in, you would actually congest your
22 center core, and what you're trying to do
23 is you want to put people in a
24 distributed manner.

25 You are aware that what we have

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 tried to do is to distribute our assets,
3 our public safety assets, across the City
4 and building a network that will allow us
5 to have both redundancy and also have the
6 ability to take a look at how we're going
7 to be able to work if one aspect of that
8 goes down.

9 The Intelligence Center being
10 in South Philadelphia, which is literally
11 right outside of the core of the City,
12 allows for a better and easier, quite
13 frankly, way for people to get around.
14 You have the Broad Street Center, which
15 is only a couple blocks away, and you
16 have plenty of traffic that's on Oregon
17 Avenue, both transit-wise and otherwise.
18 There is huge availability for parking.
19 So if you had to rely on just getting
20 parking, you have that available, and
21 it's all in a secure environment.

22 We have to remember, that used
23 to be the Naval Operations Center. So
24 they have already built -- and this is a
25 building that could probably withstand,

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 much like this building, could almost
3 withstand a direct hit of a pretty
4 large-sized bomb and still be able to
5 function.

6 So we're getting -- it checks
7 off on all those areas. Need,
8 reliability, all of those things get
9 done.

10 But going to your first point,
11 how do you end up handling the idea of
12 the need for this to be handled at this
13 time, you can only -- it will take about
14 a year to a year and a half for anything,
15 even if we started today -- which is why
16 I said in my testimony it's important for
17 us to move this now. Even if we started
18 now, we would be -- we have to plan for
19 and move things forward, which over the
20 next six months that gives people a way
21 forward. When the warranty goes out, you
22 are at the mercy of others, and I'm
23 trying to make sure that the next
24 Administration can actually come in and,
25 in a seamless way, continue to actually

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 build on the public safety gains that
3 we've made.

4 Between 4601, the new Police
5 Academy that's coming and online later on
6 this fall, between the investments that
7 we've made in Krewstown with bringing
8 horses back to the SWAT Center, all of
9 these areas and all of these things are
10 distributing our assets in a way that
11 we'll be able to muster -- no matter what
12 happens in this area, it's those things
13 that you have to plan for in advance, and
14 that's what this plan gets together. So
15 that's why it's important.

16 COUNCILMAN HENON: I have
17 another question. I'll turn it over to
18 members and then I'll get back to you.

19 When is the warranty for the
20 911 system --

21 MR. GILLISON: December of '15.

22 COUNCILMAN HENON: December of
23 '15?

24 MR. GILLISON: That's correct.
25 That's why we've been working on this for

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 three years.

3 COUNCILMAN HENON: And how old
4 is the current system and how often do we
5 upgrade and when was the last upgrade?

6 MR. GILLISON: The system as
7 it's currently done was put in
8 probably -- I don't know the exact date.
9 It usually goes in about 10 to 15 years.
10 We try to continue to do the upgrades as
11 they are needed. As you know, the
12 facilities that we put material in is
13 always constrained. The 911 cables are
14 cables that we put in as needed. And as
15 you know, the Police facility, we
16 actually have run cables and run extra
17 and have brought on power sources to
18 power up things. We are trying to design
19 something now that will actually take us
20 into the next -- over the next 10 to 15
21 years, and we already know that we're
22 going to be leaving that space over the
23 next two years. So we're in that point
24 where we have to take land and make the
25 investment, and it took us three years to

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 make sure that we got this right. This
3 was a bottoms-up design that was done by
4 the people who actually work in the
5 spaces to make sure that we were taking
6 care of their needs, making sure that we
7 were taking care of how in emergencies we
8 are actually able to have folks stay over
9 and not have to go to hotels.

10 I mean, this design, which is
11 the reason why I was coming to make sure
12 you were aware of it, as I was able to
13 see and talk with Councilman Squilla,
14 Councilman Oh, Councilwoman Blackwell,
15 Councilman Jones, I was able to show a
16 lot of what was going to be done and how
17 it was going to be done, and as you know,
18 I was trying to reach out to many
19 Councilpeople to make sure that we had
20 everyone's questions of what it looked
21 like and what it was trying to get, get
22 it done so we all understood what we're
23 trying to get and how this will help the
24 City in the future.

25 COUNCILMAN HENON: I mean, as

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 the system exists, people and workers are
3 not in jeopardy; is that correct?

4 MR. GILLISON: No. No one is
5 in jeopardy, no. This is what we do
6 in -- as I say, being in government is
7 more a relay marathon. All of us are
8 making sure that we're bringing up what's
9 going to happen to the next, who is going
10 to be taking our place, and we want to
11 make sure that we put everything in place
12 that allows us to look ourselves in the
13 mirror to say that we've done what we
14 needed to do to advance the goals for 1.5
15 million people and growing, especially in
16 public safety. This is one of those
17 investments that we know not only has to
18 be done but is needed to be done, and
19 it's better to be done in a planned way
20 rather than a rushed way.

21 So this is not a rushed job.
22 We've been planning this for three years.
23 The fact of where it comes on the
24 calendar is just a date on the calendar,
25 but the whole design and the whole

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 execution of this has been going on for
3 quite some time. Would I have rather
4 that this would have been done or we
5 would have been able to get this done
6 three years ago? Absolutely, because
7 then it would be even easier to make the
8 transition. In the best world, we would
9 be able to open the center in January and
10 not have to worry about things operating
11 simultaneously, but we're not able to do
12 that. It is what it is, as my kids
13 sometimes tell me.

14 COUNCILMAN HENON: Okay. Any
15 members --

16 COUNCILMAN GREENLEE: Thank
17 you, Mr. Chairman.

18 Good morning, Mr. Gillison.

19 MR. GILLISON: Good morning.

20 COUNCILMAN GREENLEE: The
21 Chairman asked a lot of the same kind of
22 questions I had, but just one other
23 thing. A little earlier in your
24 testimony you mentioned about job
25 creation and you talk about construction

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 activity. I get that. Will there be
3 more actual jobs, City jobs through this?

4 MR. GILLISON: Initially, no.
5 Initially, no. We would not be adding
6 additional jobs, but that's a question in
7 the transition documents that I would be
8 putting forward to the next
9 Administration, because I think that what
10 you want to do is once the persons and
11 once the people are operating together,
12 there are going to be some additional
13 jobs that you probably are going to have
14 to have. Part of this design actually
15 has a secure computer center. That's
16 actually what you need, a cold room to
17 keep your computers and everything else
18 operating in the optimal way. There are
19 going to be additional investments that
20 are going to need to be made, but I can't
21 sit here today and would be able to
22 testify to that. I don't think that
23 would be proper.

24 COUNCILMAN GREENLEE: No. I
25 got you. So the permanent job creation

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 is probably down the road?

3 MR. GILLISON: That's correct.

4 COUNCILMAN GREENLEE: When
5 you're saying job creation, it's more the
6 construction?

7 MR. GILLISON: It's the
8 construction. It's the renovation. We
9 have to -- much like when we built the
10 DVIC, you have to demo the interior and
11 you have to demo the -- once you demo the
12 interior, you have to raise the floor.
13 You have to deal with the lighting,
14 because it's all part of an
15 environmentally friendly lighting, and we
16 bring the building up to code, because
17 right now the space that it is is pretty
18 much -- there's nothing there. So that's
19 where the jobs and the jobs that I was
20 referring to in my testimony come from,
21 Councilman.

22 COUNCILMAN GREENLEE: All
23 right. Thank you.

24 MR. GILLISON: You're welcome.

25 COUNCILMAN GREENLEE: Thank

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 you, Mr. Chair.

3 COUNCILMAN HENON: Before I
4 continue on to question, anybody else
5 have any questions?

6 (No response.)

7 COUNCILMAN HENON: So you had
8 just made -- and you could tell that I
9 have some concerns about -- even though
10 there's been planning for the last three
11 years, as you had just stated, it feels a
12 little rushed to me, because it's just my
13 first conversation about it as we move
14 forward. So it is a little -- it seems a
15 little rushed to me, and I think I
16 personally would like to take a little
17 more time to review it and figure it out.

18 One of the questions just as
19 we're sitting here is, how come if it was
20 being planned for three years or more,
21 how come it wasn't included in the 4601
22 initial plan?

23 MR. GILLISON: Because it's a
24 separate environment. The 4601 plan is
25 something that I was working with

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 Councilwoman Blackwell. It was part and
3 parcel of co-locating the Medical
4 Examiner's Office and the Police, putting
5 those two together. That was both the
6 design and the output. We ended up
7 coming to Council, working with the
8 Councilwoman, and designing it that way
9 knowing that we were going to end up
10 having a separate facility for the call
11 center. That's why -- I mean, that
12 actually verifies to you how long ago
13 this had been talked about and thought
14 about at least within the Administration,
15 because we did not put it in that same
16 building for that very reason. We knew
17 that this was going to be the path that
18 needed to be taken, and we had an
19 opportunity with our Delaware Valley
20 Intelligence Center being right next
21 door, we had an opportunity for it to
22 actually be part and parcel of that
23 particular space.

24 So it has been going on for a
25 while. That bond that was used in order

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 to finance the 4601 is a separate matter,
3 and this was going to have to be
4 something that would come up, and both
5 the Councilwoman and these discussions
6 would be with the Public Safety Chair,
7 with Councilman Jones, who obviously we
8 were keeping in touch with to make sure
9 that he understood what we were doing and
10 at least visited the site, did what we
11 needed to do. We also alerted Councilman
12 Kenyatta Johnson since it was in his
13 district, and we wanted to make sure he
14 was comfortable with both the forward
15 thinking that we were doing. And upon
16 winning both their support is when really
17 all of the designs and everything else
18 began to take shape. But this has been
19 going on for quite some time, Councilman.

20 COUNCILMAN HENON: Okay. So
21 for the construction fit-out, you expect
22 to be \$20, \$30 million?

23 MR. GILLISON: Well --

24 COUNCILMAN HENON: Is that
25 right?

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 MR. GILLISON: The fit-out
3 is -- what the \$20 million that I was
4 referring to earlier refers to the amount
5 of money that is going to be needed in
6 order to upgrade our CAD system and to
7 receive the electronics in this area.
8 That will be something -- we already have
9 the dollars in the budget for that.
10 That's been set aside.

11 This lease cost is for leasing
12 an 85,000 -- up to 85,000 square feet at
13 \$8 a square foot. Then we will end up
14 building in whatever the design would be.
15 That will be part and parcel of our way
16 forward.

17 COUNCILMAN HENON: So we don't
18 know -- so the construction fit-out is
19 open-ended?

20 MR. GILLISON: We are
21 negotiating -- we would negotiate that.
22 Obviously given the authorization, we
23 would be able to negotiate that going
24 forward. We can estimate from what we
25 did at the DVIC, we can estimate that

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 that would be somewhere on the order of
3 \$200 to \$227 a square foot, I believe,
4 all in, which is why we're talking
5 about -- we added something in here to
6 actually have the option to purchase the
7 building itself. Once it's done, we'll
8 have the option to purchase the building
9 and use a portion of the lease cost in
10 order to make sure that we're actually
11 able to actualize and use our investment
12 going forward. And that's an innovative
13 matter that Public Property had worked
14 with and worked to do, and it's something
15 that we have been telling and have been
16 working with the Defense Realty to make
17 happen.

18 COUNCILMAN HENON: And I also
19 question -- you had just said that at the
20 end we may have a purchase option, but
21 why are we leasing -- I just question why
22 we would lease a facility instead of
23 being one of our Public Property
24 buildings for our own systems and
25 something that's so sensitive as 911 and

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 311.

3 MR. GILLISON: Well, two
4 reasons. One, you want to be able to
5 have a secure environment. Two, you want
6 to be able to have a space that's next
7 to -- and there's only -- as they say in
8 real estate, location, location,
9 location. We have already made the
10 investment in order to make sure that
11 our -- in order to make sure that we will
12 have our Delaware Valley Intelligence
13 Center, which is already there up and
14 running and, quite frankly, bursting at
15 the seams because of all the stuff that
16 we're putting down there. We now have
17 that up already under control. We are
18 putting this right next to it, and we
19 would end up having the private -- the
20 landlord would be able to get this up and
21 running within a shorter period of time
22 rather than trying to go back to square
23 one and try to figure out where and in
24 what we would be able to do, but you
25 still would not be able to be next to

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 this particular space.

3 So you have parking, you have
4 intelligence, you have relationships that
5 is part and parcel of this particular
6 matter that you can't get anywhere else.
7 And by making this investment, you're
8 actually able to build on those public
9 safety pluses that you can't do anywhere
10 else.

11 So we have this opportunity.
12 We have the relationship. This is
13 something that can get done, and we're
14 able to actually move this in a way and a
15 means that allows us to achieve something
16 that we can't get anywhere else. So even
17 if you had a building somewhere else in
18 the City that you could actually say you
19 would secure, put in an area and move
20 along, it wouldn't be where this is and
21 it wouldn't be able to build on the
22 investments we have already made as a
23 city in that environment going forward.

24 So for all of those reasons,
25 that's why this is an opportunity that I

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 do not believe that we really want to let
3 go.

4 COUNCILMAN HENON: Do any other
5 members have any questions on this?

6 (No response.)

7 COUNCILMAN HENON: Thank you
8 for your testimony.

9 MR. GILLISON: Thank you very
10 much.

11 COUNCILMAN HENON: Is there
12 anyone else here that wishes to testify
13 on Bill No. 150370?

14 (No response.)

15 COUNCILMAN HENON: With that,
16 thank you.

17 We will now hear testimony on
18 Bill No. 150406.

19 (Witnesses approached witness
20 table.)

21 COMMISSIONER GREENWALD: Good
22 morning, Chairman Henon and members of
23 the Committee on Public Property and
24 Public Works. My name is Bridget
25 Collins-Greenwald and I'm the

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 Commissioner of the Department of Public
3 Property. I am here today to testify in
4 support of Bill No. 150406, an ordinance
5 authorizing the Commissioner of Public
6 Property, on behalf of the City of
7 Philadelphia, to purchase from 7777
8 Philadelphia PA Loan Associates, LLC, a
9 certain tract of land together with the
10 improvements thereon, commonly known as
11 7777-R State Road, under certain terms
12 and conditions.

13 The City will purchase this
14 58-acre property from 7777 Philadelphia
15 PA Loan Associates, LLC, whose principal
16 is Harry Nullet, for \$7,265,299. The
17 property will be used to build a new
18 House of Corrections.

19 The Philadelphia Prison System
20 has an average daily population of nearly
21 8,000 inmates, half of whom are
22 classified as minimum or medium custody
23 levels. Fourteen hundred of those who
24 are classified minimum and medium
25 security inmates are housed at the House

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.
2 of Corrections in quarters originally
3 designed to house less than 1,000.

4 The House of Corrections is the
5 oldest facility in the State Road prison
6 complex. In fact, it was opened in 1874.
7 A functional assessment conducted in 2011
8 found this facility insufficient for
9 modern correctional operations.

10 All other Philadelphia Prison
11 facilities housing this classification
12 level are operating at or near design
13 capacity, leaving no room to relocate
14 inmates during construction of a facility
15 to replace the House of Correction.
16 Furthermore, the current House of
17 Corrections footprint is incapable of
18 supporting a new facility of the size
19 required to accommodate the bed space
20 needed for Philadelphia Prisons.

21 The Department of Public
22 Property supports this measure and,
23 accordingly, I respectfully ask that City
24 Council approve Bill No. 150406.

25 I am requesting a suspension of

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 the rules so as to allow for the first
3 reading at the next session of Council.

4 Thank you. I will be happy to
5 answer any questions you may have, and
6 the Prison Commissioner is here in
7 attendance as well. Thank you.

8 COUNCILMAN HENON: Thank you,
9 Commissioner. As you recall, we just
10 toured the facility not too long ago.

11 COMMISSIONER GREENWALD: Yes,
12 we did.

13 COUNCILMAN HENON: And it is
14 obvious that the age and the conditions
15 of this facility need to be addressed.

16 COMMISSIONER GREENWALD: Yes.

17 COUNCILMAN HENON: I mean, it
18 needs to be addressed seriously and I
19 think almost with an urgent matter. I
20 mean, the conditions are deplorable. And
21 then obviously the parcel in question is
22 in my district, so I have a lot of
23 concerns with the proposal.

24 Is the agreement of sale
25 already in place for this property, and,

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 if so, would the City take ownership?

3 COMMISSIONER GREENWALD: No.

4 What's in play is a letter of intent that

5 we had sent to the owner of the property

6 stating that we will have until June of

7 2016 to enter into an agreement of sale.

8 So that would give us due diligence to

9 actually inspect the property and make

10 sure if there's any environmental issues

11 and whatnot. So, no, there's no

12 agreement of sale, just the letter of

13 intent.

14 COUNCILMAN HENON: If this

15 agreement moves forward, I'm sure you've

16 seen the condition of the parcel that

17 we're talking about here. It would need

18 to be cleaned up and fenced in. There's

19 a lot of unwanted activity that takes

20 place back there. Is Public Property

21 aware of that and have a plan to make

22 sure that it's secure and safe?

23 COMMISSIONER GREENWALD: Part

24 of the due diligence, we would actually

25 go and assess the property itself, and

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 then if we determined that, yes, we would
3 indeed take ownership, then we would come
4 up with a plan with how do we secure the
5 facility. Just like any other facility
6 we would take on, we would come up with
7 that temporary security plan.

8 COUNCILMAN HENON: Maybe we can
9 ask the owner of the current property to
10 clean it up before we have an agreement
11 of sale if they want --

12 COMMISSIONER GREENWALD: As
13 part of the negotiations, absolutely,
14 that will come into play of what we would
15 be responsible for and what the owner
16 would and how the price might fluctuate
17 based on what we would need done to the
18 property.

19 COUNCILMAN HENON: So what are
20 the estimates of a new facility, roughly?

21 COMMISSIONER GREENWALD: The
22 estimate that was done -- and this is
23 years ago, and we always say this is such
24 a ball park figure, and I'm going to give
25 you a huge range, because we've heard

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 between \$300 and \$500 million. So, look,
3 this is just an estimate, and I know you
4 heard it because you were in the same
5 tour that I was on. So we would really
6 have to do a full assessment and actually
7 figure out what the needs are with the
8 Prisons Department and whatnot. So that
9 just was a ball park figure that was
10 thrown out, and I know that you had heard
11 it because you were in the same meeting
12 that I was in.

13 COUNCILMAN HENON: Right. Now,
14 this particular property has been vacant
15 for like 20 years.

16 COMMISSIONER GREENWALD: It's
17 been vacant for quite some time. I don't
18 know the exact amount of time, but I
19 remember it being vacant.

20 COUNCILMAN HENON: And it's not
21 going anywhere, and I'm going to ask a
22 question similar -- well, do you think
23 it's going anywhere?

24 COMMISSIONER GREENWALD: I
25 don't know for a fact that it's going

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 somewhere, but part of us moving forward
3 is to actually secure that the City would
4 have the rights to that property in the
5 case that the property owners did have
6 another buyer that was interested in the
7 property. So this secures our right to
8 buy it until June. So whether someone
9 would come out or not, I don't know.

10 There are different things that you've
11 always heard about this parcel, but to
12 date nothing has happened.

13 COUNCILMAN HENON: And I think
14 retaining the rights is important at this
15 time, because there has been some
16 interest in the waterfront and some large
17 parcels. I mean, this is 58 acres,
18 correct?

19 COMMISSIONER GREENWALD: Yes.
20 (Witness approached witness
21 table.)

22 COUNCILMAN HENON: How large is
23 the House of Corrections?

24 COMMISSIONER GREENWALD: Do you
25 know that?

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 COMMISSIONER GIORLA: Good
3 morning, Councilman. Lou Giorla, Prison
4 Commissioner.

5 I'm not sure of the actual
6 acreage of the House of Correction, but
7 it's smaller than this parcel we're
8 planning to acquire.

9 COUNCILMAN HENON: If this
10 moved forward, what would be done with
11 the current land of the House of
12 Corrections?

13 COMMISSIONER GIORLA: Well, at
14 first, once the new facility is
15 completed, to vacate the House of
16 Correction, eventually demolish the
17 structure. We have some other needs on
18 the Prison compound such as parking. Our
19 current parking situation is abysmal. We
20 can't accommodate staff and visitors.
21 Shift changes are pretty hectic, and in
22 the surrounding area, there aren't too
23 many options.

24 COUNCILMAN HENON: And so I'm
25 going to ask the same question I asked

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 Mr. Gillison earlier. Why now and have
3 you been planning on this for a few
4 years? Because I think you said
5 something important that I'm going to
6 comment on in a second.

7 COMMISSIONER GIORLA: I can
8 tell you, Councilman, that this is the
9 third time in the last 20 years that a
10 replacement for the House of Correction
11 has been proposed, primarily because the
12 Prison System was growing and the age of
13 the facility. This, we feel, is a unique
14 opportunity for us to have our operations
15 consolidated and remain on State Road.
16 If we had to select a site this size to
17 accommodate a facility that large
18 elsewhere in the City, I don't think we'd
19 find community support. I think it would
20 be a real strain on Prison operations.
21 It would increase our costs
22 significantly, and it really would be a
23 burden to the City.

24 COUNCILMAN HENON: And you just
25 made a comment saying that you feel that

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 we don't have any other choice or this is
3 the best option.

4 COMMISSIONER GIORLA:

5 Absolutely. Even if the prison
6 population -- over the last few years,
7 we've seen the prison population sort of
8 in a roller coaster. We went up as high
9 as 10,000. We came down as low as 7,400.
10 We're back up near 8,000. Even if the
11 prison population declined to 6,000, we'd
12 still need these beds because of our
13 overall capacity.

14 COUNCILMAN HENON: And we're at
15 8,000 now?

16 COMMISSIONER GIORLA: Yes.

17 COUNCILMAN HENON: And this
18 parcel is away from the residential, not
19 that there's any residential around there
20 or very few. This is on the east side?

21 COMMISSIONER GIORLA: It's on
22 the east side of State Road just south of
23 Curran-Fromhold, across the driveway from
24 Curran-Fromhold.

25 COUNCILMAN HENON: And the

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 buffer from State Road, which would be
3 your main thoroughfare and access,
4 there's about, what, another 50 acres,
5 approximately?

6 COMMISSIONER GIORLA: I'm not
7 sure.

8 COMMISSIONER GREENWALD:
9 Thirteen. That one is 13, the smaller
10 parcel, yes.

11 COUNCILMAN HENON: Okay. Fuzzy
12 math. My apology.

13 I don't have any further
14 questions. Does anyone from the
15 Committee have anything further?

16 (No response.)

17 COUNCILMAN HENON: Is there
18 anyone here today that wishes to testify
19 on Bill No. 150406?

20 (No response.)

21 COUNCILMAN HENON: With that,
22 thank you for your time.

23 COMMISSIONER GIORLA: Thank
24 you, Councilman.

25 COUNCILMAN HENON: Is there

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 anyone here from the Administration that
3 wishes to testify on Bill No. 150371.

4 COMMISSIONER GREENWALD: Good
5 morning, Chairman Henon and members of
6 the Committee on Public Property and
7 Public Works. My name is Bridget
8 Collins-Greenwald. I am the Commissioner
9 of the Department of Public Property. I
10 am here today to testify in support of
11 Bill No. 150371, an ordinance authorizing
12 the Commissioner of Public Property to
13 convey to the Philadelphia Authority for
14 Industrial Development all or part of a
15 parcel or parcels of land and any
16 improvements thereon located at 2459 to
17 77 Kensington Avenue, for further
18 conveyance, under certain terms and
19 conditions.

20 Boos States Development LLC,
21 whose principals are Bob Boos and Rob
22 Boos, will develop the property into a
23 retail dollar store outlet. The \$148,000
24 proceeds from the sale will be deposited
25 into the General Fund.

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 The Department of Public
3 Property supports this measure and,
4 accordingly, I respectfully ask that City
5 Council approve Bill No. 150371.

6 I am requesting a suspension of
7 the rules so as to allow for the first
8 reading at the next session of Council.

9 Thank you. I will be happy to
10 answer any questions you may have.

11 COUNCILMAN HENON: Thank you
12 for your testimony. I do not have any
13 questions.

14 Any members of the Committee
15 have questions?

16 COUNCILMAN SQUILLA: Yes.
17 Thank you, Mr. Chairman.

18 COUNCILMAN HENON: Councilman
19 Squilla.

20 COUNCILMAN SQUILLA: I've been
21 working with this through since it is in
22 my district, and we have met both with
23 the community and the developers, and we
24 have come to an agreement on this and
25 appreciate your work and support on this

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 matter. Thank you very much.

3 COMMISSIONER GREENWALD: You're
4 welcome. Thank you.

5 COUNCILMAN HENON: Any other
6 members?

7 (No response.)

8 COUNCILMAN HENON: No further
9 questions. Thank you for your testimony.

10 Is there anyone here that
11 wishes to testify on Bill No. 150371?

12 You may approach.

13 (Witness approached witness
14 table.)

15 COUNCILMAN HENON: State your
16 name for the record and you may begin
17 with your testimony. Thank you for
18 joining us.

19 MS. MILLER: Thank you. My
20 name is Amy Miller. I am an officer of
21 the East Kensington Neighbors
22 Association, which is a registered
23 community organization for this area.

24 We have not had an opportunity
25 to have a public meeting about this

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 property, which is currently a former
3 basketball court. It's nearly a half an
4 acre. It's directly next to the closed
5 Mariana Bracetti Charter School. This
6 is, again, nearly a half an acre of land.
7 The starting bid was 148,000 and there
8 was only apparently one bid to purchase
9 this property. The OPA value is actually
10 well over 200,000. So the selling price,
11 again, was one bid, is only three-fourths
12 of the OPA value, which is probably far
13 less than the actual value.

14 Again, there was one proposal
15 by Boos Development based out of
16 Clearwater, Florida. This property was
17 not listed for sale on any public real
18 estate website such as realtor.com, so
19 anyone looking for property would not
20 easily be able to find that this was even
21 for sale.

22 There are two
23 multi-million-dollar developments going
24 on a block away from this site - the
25 Albion Mills Development, which is

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 rehabilitating a factory into mixed use,
3 and is also St. Francis Inn Senior
4 Center. Both of these -- one of these is
5 one block away, the Albion Mills, and St.
6 Francis Inn is about two blocks away.
7 And this is multi-million-dollar
8 development going into this area.

9 Along Kensington and Front
10 Street, both to the north and south of
11 this property, there's many small
12 businesses, many of which sell the types
13 of goods that a dollar store would sell.
14 So with the dollar store going in at this
15 location, it's quite likely that many of
16 those businesses would actually go out of
17 business because of this competition.

18 Again, the community has not
19 really had an opportunity to have an
20 input on this. There's not been a
21 meeting about this, and I just fear that
22 it's not -- this is not really the best
23 decision financially for the City
24 considering the sale price or use-wise
25 considering the small business corridor

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 that it's located on.

3 COUNCILMAN HENON: Well, I
4 thank you for your testimony.

5 The Chair recognizes Councilman
6 Squilla.

7 COUNCILMAN SQUILLA: Yes.
8 Thank you. And I think there's some
9 confusion here because of the term Family
10 Dollar and dollar store. This is not a
11 dollar store. Family Dollar, which is
12 the name, Family Dollar, is more like a
13 convenience store, grocery-type store
14 that has been built in and around parts
15 of this area and has been very well
16 received by the community.

17 And I would ask that if anybody
18 from the Family Dollar would like to come
19 up and testify and explain maybe to help
20 guide the conversation.

21 Thank you.
22 (Witnesses approached witness
23 table.)

24 MR. GRIGOS: Thank you,
25 Councilman. Hercules Grigos representing

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 Boos Development. I have Tim White here
3 with me from Boos Development.

4 As you said, this property was
5 marketed by PIDC with an asking price.
6 Boos made an offer of full asking price
7 to develop the property as a Family
8 Dollar. We met with the Councilman and
9 spoke with Councilwoman Sanchez, who
10 represents the district across Kensington
11 Avenue. We are going to build the
12 property as a Family Dollar. It will not
13 be a traditional dollar store. We
14 actually have a restriction in the lease
15 that it will not be a dollar store. It
16 will be -- if you're not familiar with
17 Family Dollar, they're neighborhood
18 convenience stores. Very few items
19 actually sell for a dollar, more like a
20 CVS or a Walgreens, without the pharmacy
21 component.

22 The community group mentioned
23 St. Francis Villa around the corner. I
24 actually think it's a good comparable use
25 to support the senior housing project

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 around the corner where people can shop
3 and revitalize Kensington Avenue with
4 retail.

5 COUNCILMAN SQUILLA: All right.

6 And I know part of the restrictions on
7 the deed was, I guess, a concern of mine
8 too when we had about the dollar store
9 issue, because we believe that the area
10 is building up around there and with St.
11 Francis affordable senior living that
12 it's close by was one of our major
13 concerns, and the lease was actually
14 written where even if the property is
15 then sold, it cannot become a dollar
16 store; is that correct?

17 MR. GRIGOS: That's correct. I
18 think it's a 15-year restriction that it
19 won't be able to become a dollar store,
20 and we crafted that language and worked
21 with the Law Department. That will go as
22 a deed restriction. And I suspect that
23 we will probably need some minor
24 dimensional variances as this goes
25 through and we'll have an opportunity to

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 engage the community and go through and
3 let them get to know what we're about.

4 COUNCILMAN SQUILLA: Right.

5 Well, I ask if you could maybe before you
6 leave switch cards with the residents and
7 sit down and work those things out before
8 hopefully it comes back in front of us.
9 We would greatly appreciate that.

10 MR. GRIGOS: Happy to do that.

11 COUNCILMAN SQUILLA: All right.

12 Thank you very much.

13 COUNCILMAN HENON: Anyone else
14 from the Committee wishes to testify?

15 (No response.)

16 COUNCILMAN HENON: Anyone else
17 here today wishes to testify on Bill No.
18 150371?

19 (No response.)

20 COUNCILMAN HENON: With that,
21 thank you for your time.

22 MR. GRIGOS: Thank you very
23 much.

24 COUNCILMAN HENON: Is there
25 anyone here from the Administration that

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 wishes to testify on Bill No. 150415?

3 (Witness approached witness
4 table.)

5 COUNCILMAN HENON: Good
6 morning. State your name for the record
7 and proceed with your testimony.

8 MR. FOCHT: Good morning,
9 Chairman Henon and members of the
10 Committee on Public Property and Public
11 Works. I'm Mark Focht, First Deputy
12 Commissioner, Philadelphia Parks and
13 Recreation, and I am here to testify in
14 favor of Bill No. 150415, authorizing the
15 City to take title to a segment of what
16 is commonly known as the Reading Viaduct.
17 This bill relates to a section of the
18 Viaduct that begins on a bridge structure
19 over the 1100 block of Callowhill Street
20 that curves northwest while sloping down
21 to street grade in the 1300 block of
22 Noble Street. Ultimately this portion of
23 the Viaduct will be transformed into a
24 park that will stretch from the south
25 side of Callowhill Street just east of

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 12th Street to the intersection of North
3 Broad Street and Noble Streets, directly
4 across North Broad Street from the School
5 District headquarters. This area is
6 depicted in yellow highlighted on Exhibit
7 A to the bill.

8 Users accessing the Viaduct
9 Park may enter North Broad Street and
10 Noble Street by traversing the 1300 block
11 of Noble Street at street level and then
12 crossing a bridge structure over 13th
13 Street. At this point, 13th Street is
14 approximately 15 to 20 feet below Noble
15 Street. At that point, the Viaduct
16 elevates on an embankment as it curves
17 southeast, and at 12th Street, a bridge
18 structure takes the Viaduct over 12th
19 Street and eventually over Callowhill
20 Street.

21 The City will not take
22 ownership of the Viaduct from SEPTA until
23 the Center City District remediates the
24 environmental conditions, refurbishes the
25 bridge structure, and builds a park on

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 the surface of the Viaduct. The scope of
3 work to be performed by the Center City
4 District will be approved by Parks and
5 Recreation, the Department of Streets,
6 and the Philadelphia Art Commission and
7 will involve lead paint abatement,
8 removal of all contaminated soils atop
9 the bridge structures, removal of at
10 least two feet of the soil from
11 embankments, installation of concrete
12 decking on the bridge structures to
13 control stormwater, and the creation of a
14 surface park. The park improvements will
15 consist of walking trails, landscaping,
16 irrigation, lighting, and site
17 furnishings such as benches and trash
18 receptacles. During construction, the
19 Center City District will lease the
20 property from SEPTA. Upon completion of
21 construction, SEPTA will transfer the
22 real estate bridge structures and park
23 improvements to the City for nominal
24 consideration. The project budget is
25 approximately \$9 million, of which the

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 City's Commerce Department has committed
3 1.8 million in capital money over two
4 years. The remainder of the budget is a
5 combination of state funding and private
6 foundation money. Once owned by the
7 City, the Department of Parks and
8 Recreation will operate the park on the
9 surface of the Viaduct with support and
10 help and cooperation of the Friends of
11 the Rail Park, and the Streets Department
12 will monitor and maintain the bridge
13 structures.

14 I ask that you move Bill 150415
15 out of Committee with a favorable
16 recommendation. I am pleased to answer
17 any questions.

18 COUNCILMAN GREENLEE: Thank
19 you, Mr. Focht. Just one thing. I
20 assume -- I'm very familiar with the
21 Viaduct in New York City. Are you using
22 that as sort of a model? I know
23 everything is different, but that seems
24 to have worked extremely well in New York
25 City. It took an area that was pretty

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 run down, to say the least, and now it's
3 a very viable area, not just on the
4 Viaduct but all along -- I forget what
5 avenue that is. Tenth Avenue?

6 MR. FOCHT: Tenth Avenue.

7 COUNCILMAN GREENLEE: Yes.

8 MR. FOCHT: Yes, Councilman.

9 So the High Line in New York City has
10 been an inspiration for the Viaduct Park,
11 along with many other projects around the
12 world. This project will be uniquely
13 Philadelphia in how we're interpreting
14 the railroad history here, and we hope
15 that it would be a stimulus for
16 development in the adjacent neighborhood.

17 COUNCILMAN GREENLEE: Thank
18 you.

19 Councilman Squilla.

20 COUNCILMAN SQUILLA: Thank you,
21 Mr. Chair.

22 Also I just want to for the
23 record note that we are testifying on an
24 amendment to the legislation, which was
25 just clarifying a map with a technical

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 change. But we believe that this is a
3 great project for the City of
4 Philadelphia. I believe it is.

5 What do you think would be the
6 possibility once this is done of maybe
7 conveying interest for the existing
8 railroad, Reading Railroad, to continue
9 maybe something like this moving forward?

10 MR. FOCHT: I think we at the
11 City, along with our partners at the
12 Center City District and the Friends of
13 the Rail Park, hope that this first phase
14 will be a stimulus to focus attention on
15 the remainder of the Viaduct, which is
16 still controlled by the Reading Company,
17 to bring maybe all parties to the table
18 for the City to gain control of the rest
19 of the Viaduct to build out the full
20 vision of this as an elevated park.

21 COUNCILMAN SQUILLA: And I
22 think fortunately for us a lot of the
23 resources going into this project are
24 really for infrastructure repairs and
25 having the bridge put up to code. Do we

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 see an opportunity from this investment,
3 which I believe will happen, we'll then
4 see an economic impact to the surrounding
5 community that will attract others,
6 private developers, to come into that
7 area?

8 MR. FOCHT: We certainly
9 believe that will be the case. In fact,
10 I think we're already seeing that on the
11 1200 block of Noble Street, on the east
12 side of the 1200 block immediately across
13 from the park. There's some multi-family
14 housing being built right now that will
15 have beautiful views onto the park when
16 the park is built.

17 COUNCILMAN SQUILLA: All right.
18 And I believe that will really -- in the
19 future you'll see a lot more business
20 plus residential development. So thank
21 you for your part in making this happen,
22 and looking forward to this continuing
23 and hopefully the ribbon cutting for the
24 new park to open up.

25 Thank you.

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1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 MR. FOCHT: Thank you,
3 Councilman.

4 COUNCILMAN GREENLEE: We like
5 ribbon cuttings, don't we?

6 Any other questions from
7 members of the Committee?

8 (No response.)

9 COUNCILMAN GREENLEE: Seeing
10 none, thank you, Mr. Focht.

11 MR. FOCHT: Thank you,
12 Councilman.

13 COUNCILMAN GREENLEE: Anyone
14 else here to testify on Bill 150415?

15 (No response.)

16 COUNCILMAN GREENLEE: Seeing
17 none, that will complete the hearing of
18 the Committee on Public Property and we
19 will go into a public -- in fact, hold on
20 one second.

21 (Brief pause.)

22 COUNCILMAN GREENLEE: We will
23 hold in the public hearing for just a
24 minute.

25 (Brief pause.)

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 COUNCILMAN HENON: Thank you
3 for your patience. We are still in the
4 public hearing. For the record, two
5 bills we will be holding in Committee
6 today is 150370 and 150409.

7 Is there anyone else who wishes
8 to testify on any of these bills or
9 resolutions?

10 Yes, ma'am. You may approach.
11 (Witness approached witness
12 table.)

13 COUNCILMAN HENON: State your
14 name for the record.

15 MS. ROBINSON: Yes. My name is
16 Judith Robinson. Sorry. I was here,
17 came a little late.

18 Regarding that 150409, I wanted
19 to just get a little clarity on why was
20 that bill held.

21 COUNCILMAN HENON: At the
22 request of the sponsor.

23 MS. ROBINSON: Okay. And
24 that's Councilman Clarke and Jones?

25 COUNCILMAN HENON: It's

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1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 Councilman Clarke and Jones, yes.

3 MS. ROBINSON: Thank you.

4 COUNCILMAN HENON: You bet.

5 Thank you.

6 With that, seeing none, this
7 concludes our public hearing. We will
8 now move into our public meeting.

9 The Chair recognizes Councilman
10 Greenlee for a motion on an amendment to
11 one of the bills.

12 COUNCILMAN GREENLEE: Thank
13 you, Mr. Chairman. I move the adoption
14 of the amendment to Bill No. 150415.

15 (Duly seconded.)

16 COUNCILMAN HENON: All those in
17 favor?

18 (Aye.)

19 COUNCILMAN HENON: The ayes
20 have it.

21 The Chair recognizes Councilman
22 Greenlee on Bill No. 150415, as amended,
23 along with the rest of the bills to be
24 voted out of Committee.

25 COUNCILMAN GREENLEE: Thank

1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 you, Mr. Chairman. I move that the
3 following bills be reported out of this
4 Committee with a favorable recommendation
5 and that the rules of Council be
6 suspended to allow for first reading at
7 our next session of Council: Bill Nos.
8 150233, 150367, 150371, 150406, and
9 150415 as amended.

10 COUNCILMAN HENON: Second?

11 (Duly seconded.)

12 COUNCILMAN HENON: All those in
13 favor?

14 (Aye.)

15 COUNCILMAN HENON: The ayes
16 have it. The bills that have just been
17 read reported out of Committee with a
18 favorable recommendation with a
19 suspension of the rules as to allow first
20 reading of said bills at our next Council
21 session.

22 This concludes our public
23 meeting.

24 Thank you very much.

25 (Committee on Public Property

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1 5/11/15 - PUBLIC PROPERTY - BILL 150233, etc.

2 and Public Works concluded at 10:40 a.m.)

3 - - -

STREHLOW & ASSOCIATES, INC.
(215) 504-4622

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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