

COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC PROPERTY AND PUBLIC WORKS

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, February 11, 2014
1:49 p.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN DAVID OH
COUNCILWOMAN JANNIE L. BLACKWELL
COUNCILMAN MARK SQUILLA

BILLS: 130946, 140057, 140058

COUNCILMAN HENON: Good afternoon, ladies and gentlemen. The Committee on Public Property and Public Works is now in session. Would the clerk please read the titles of the bills and resolutions, please.

THE CLERK: Bill No. 130946, "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to purchase from the Philadelphia Authority for Industrial Development a certain tract of land together with the improvements thereon situate in the area bounded by 46th Street, Market Street, Haverford Avenue and 48th street known as 4601 Market Street, under certain terms and conditions."

And Bill No. 140057, "An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a lease agreement with the Philadelphia Municipal Authority to lease from the City of Philadelphia the premises commonly known as the Chalfont Recreation Center, for further sublease, all under certain terms and conditions."

And Bill No. 140058, "an Ordinance

1 authorizing the Commissioner of Public Property,
2 on behalf of the City of Philadelphia, to enter
3 into a lease agreement with the Philadelphia
4 Municipal Authority to lease from the City of
5 Philadelphia the premises commonly known as the
6 Junod Recreation Center, for further sublease, all
7 under certain terms and conditions."

8 COUNCILMAN HENON: Thank you.

9 For the record, I want to state that Bill
10 No. 130907 will be held at the request of the
11 sponsor, also be held to the call of the Chair.

12 I want to thank everybody for being here. I
13 want to recognize that we do have a quorum that is
14 present. And to my right Councilwoman Jannie
15 Blackwell, Councilman Oh; to my left Councilman
16 Greenlee and Councilman Squilla.

17 Good afternoon. Is anybody here on the
18 Administration that would like to read testimony
19 on Bill No. 130946?

20 MS. COLLINS-GREENWALD: Good afternoon,
21 Chairman Henon and Members of the Committee on
22 Public Property and Public Works. My name is
23 Bridget Collins-Greenwald, and I'm the
24 Commissioner of Public Property.

1 I am here today to testify in support of
2 Bill No. 130946, "an ordinance authorizing the
3 Commissioner of public property on behalf of the
4 City of Philadelphia to purchase from the
5 Philadelphia Authority for Industrial Development
6 a certain tract of land together with the
7 improvements thereon situate in the area bounded
8 by 46th Street, Market Street, Haverford Avenue
9 and 48th Street known as 4601 Market, under
10 certain terms and conditions."

11 The 4601 Market Street campus will provide
12 co-location for the Police and Health Departments
13 currently located in structures that can no longer
14 adequately service their evolving needs. The
15 Police Headquarters Building will be relocated
16 here from its current location at 7th and Race
17 Streets. The Medical Examiner's Office currently
18 located at 321 University Avenue and the Public
19 Health Laboratories currently located at Broad and
20 Lombard will also relocate to this campus.

21 The construction project is anticipated to
22 be underway at the beginning of Fiscal Year 15
23 with substantial completion targeted for
24 December of 2017. The cost of the acquisition

1 will not exceed \$4 million. The Department of
2 Public Property supports this measure; and
3 accordingly, I respectfully ask that City Council
4 approve Bill No. 130946. I'm requesting a
5 suspension of the rules so as to allow for first
6 reading at the next Council session.

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

9 COUNCILMAN HENON: Thank you. I do have a
10 few questions. But first, I'd like to recognize
11 the bill sponsor for opening statements.

12 Councilwoman Blackwell.

13 COUNCILWOMAN BLACKWELL: Thank you.

14 Good evening, Mr. Chairman and Members of
15 the Committee, certainly Commissioner. Thank you
16 both for being here.

17 This is a very important bill. It's one of
18 the largest pieces of property in my district.
19 It's a big money item. And certainly, we look
20 forward to having a community advisory board. And
21 we look forward to doing what we can to make sure
22 that we have minority participation and making
23 sure that certainly labor is due its respect.

24 We know that we will have much time to talk

1 about it with those in the area who will want to
2 know everything about it. We look forward to
3 those discussions and look forward to an
4 opportunity to explore this great idea, 4601.

5 Thank you. Thank you, Mr. Chairman.

6 COUNCILMAN HENON: Thank you, Councilwoman.

7 I have a few questions. Does Public
8 Property have any estimates to what the properties
9 being vacated will generate in terms of the sale
10 proceeds?

11 MS. COLLINS-GREENWALD: Actually, there was
12 a estimate. Was it 60 million -- 60 million for
13 Broad and Lombard, et cetera. Yes.

14 COUNCILMAN HENON: Okay. Commissioner, you
15 and I have had several conversations about
16 utilization of city space. And I know it's high
17 on your list and it's high on my priority list.

18 MS. COLLINS-GREENWALD: Yes, indeed.

19 COUNCILMAN HENON: Especially going into
20 this budget season and 2014. But I think this is
21 a prime example of -- of how we can relocate some
22 agencies into a single space and saving cities
23 millions in long term -- in long term saving.

24 Has there been a discussion in what kind of

1 cost savings that this will generate in the long
2 term?

3 MS. COLLINS-GREENWALD: For -- coming from
4 the discussions we have had from a rent
5 standpoint, what our plan is -- what our long term
6 plan is actually consolidate from rental space
7 into owned space. Since a lot of the actual units
8 coming from -- going into 4601 are in "own" space,
9 what we will actually get are the sale proceeds
10 from the property that we would sell. We won't
11 have any rent savings, per se, but we will if we
12 continue in this model.

13 COUNCILMAN HENON: Okay.

14 Does any other member of the Committee have
15 any questions?

16 (No response.)

17 COUNCILMAN HENON: Okay. Thank you.

18 MS. COLLINS-GREENWALD: You're welcome.

19 COUNCILMAN HENON: Is there anyone else
20 here that wishes to testify on Bill No. 130946?

21 (No response.)

22 COUNCILMAN HENON: Okay. With that being
23 said, clerk would you read the next bill, please.
24 Read it already. Okay.

1 So, there is no further questions.

2 Commissioner, would you be offering any
3 testimony on Bill No. 140057?

4 MS. COLLINS-GREENWALD: Yes, I would.

5 Good afternoon, Chairman Henon and Members
6 of the Committee on Public Property and Public
7 Works. My name is Bridget Collins-Greenwald, and
8 I am the Commissioner of the Department of Public
9 Property. I am here today to testify in support
10 of Bill No. 140057, an ordinance authorizing the
11 Commissioner of Public Property on behalf of the
12 City of Philadelphia to enter into a lease
13 agreement with the Philadelphia Municipal
14 Authority to lease from the City of Philadelphia
15 the premises commonly known as the Chalfont
16 Recreation Center for further sublease, all under
17 certain terms and conditions.

18 The Chalfont Recreation Center contains a
19 track, three basketball courts and four ball
20 fields. The Calvary Athletic Association has
21 maintained this property for thirty years, and
22 provides athletic programs for over 1,000 children
23 in the neighborhood.

24 The Department of Public Property supports

1 this measure. And accordingly, I respectfully ask
2 that City Council approve Bill No. 140057. I'm
3 requesting a suspension of the rules so as to
4 allow for first reading at the next session of
5 Council.

6 Thank you. I'd be happy to answer any
7 questions you may have.

8 COUNCILMAN HENON: Thank you. I have just
9 a few questions.

10 How long has this lease agreement been in
11 place?

12 MS. COLLINS-GREENWALD: Twenty years.

13 COUNCILMAN HENON: Twenty years. Okay.

14 And this -- this lease will be just an extension
15 of the renewal, that existing lease that was in
16 place; is that correct?

17 MS. COLLINS-GREENWALD: Yes.

18 COUNCILMAN HENON: Okay. Great.

19 Any other Members have questions on this
20 bill?

21 (No response.)

22 COUNCILMAN HENON: Okay.

23 I also have here some testimony on Bill No.
24 140057 that will be submitted in the record from a

1 Brian Bearl, B-e-a-r-l, Calvary Athletic
2 Association in support and favor of Bill No.
3 140057.

4 Is there anybody here that wishes to
5 testify to Bill No. 140057?

6 (No response.)

7 COUNCILMAN HENON: Okay. Thank you. No
8 further questions.

9 Commissioners would you please read or --
10 your testimony on Bill No. 140058.

11 MS. COLLINS-GREENWALD: Good afternoon,
12 Chairman Henon and Members of the Committee on
13 Public Property and Public Works. My name is
14 Bridget Collins-Greenwald, and I am the
15 Commissioner of the Department of Public Property.

16 I am here today to testify in support of
17 Bill No. 140058, an ordinance authorizing the
18 Commissioner of Public Property on behalf of the
19 City of Philadelphia to enter into a lease
20 agreement with the Philadelphia Municipal
21 Authority to lease from the City of Philadelphia
22 the premises commonly known as the Junod
23 Recreation Center for further sublease, all under
24 certain terms and conditions.

1 The Parkwood Youth Assoc -- the Parkwood
2 Youth Organization has operated this rec center
3 since 1965. The center has various fields that
4 facilitate basketball, baseball, soccer and flag
5 football games and provides athletic programs for
6 over 1,000 children. With us today is Mike
7 McCurry of the Parkwood Association if you had any
8 questions for him.

9 The Department of Public Property supports
10 this measure. And accordingly, I respectfully ask
11 that City Council approve Bill No. 140058. I am
12 requesting a suspension of the rules so as to
13 allow for the first reading at the next session of
14 Council.

15 Thank you. I will be happy to answer any
16 questions you may have.

17 COUNCILMAN HENON: Thank you, Commissioner.

18 So you had mentioned, you know, the
19 original date of the lease in 1965.

20 What are the terms of the new lease that's
21 being proposed?

22 MS. COLLINS-GREENWALD: They are the same
23 as the other -- the same as the old lease. We are
24 just extending it for another twenty years.

1 COUNCILMAN HENON: Okay.

2 Are there any other questions from Members
3 of this Committee?

4 (No response.)

5 COUNCILMAN HENON: Any other questions from
6 anybody here that wishes to testify on Bill No.
7 140058?

8 (No response.)

9 COUNCILMAN HENON: Okay. Thank you for
10 your time. Thank you for coming in.

11 MS. COLLINS-GREENWALD: Thank you.

12 COUNCILMAN HENON: Okay. I want to thank
13 everybody for being here.

14 Is there anyone else that wishes to testify
15 on Bill No. 140058? No?

16 Chair recognizes we are going to go into
17 our Public Meeting.

18 - - -

19 (At this time, Public Hearing concludes
20 and the Public Meeting commences.)

21 - - -

22 COUNCILMAN HENON: We are now entering into
23 our Public Meeting. Chair recognizes Councilman
24 Greenlee.

1 COUNCILMAN GREENLEE: Thank you,
2 Mr. Chairman.

3 I move that the following bills be reported
4 out of this Committee with a favorable
5 recommendation, and that the Rules of Council be
6 suspended to allow for first reading at our next
7 session of Council: Bill Nos. 130946, 140057 and
8 140058.

9 COUNCILMAN SQUILLA: Second.

10 COUNCILMAN HENON: All those in favor?

11 - - -

12 (Chorus of Ayes)

13 - - -

14 COUNCILMAN HENON: The ayes have it. The
15 Bills that were just read will be read at our next
16 Council session with a suspension of the rules.

17 That concludes our Committee Hearing on
18 Public Property and Public Works. Thank you for
19 attending.

20 - - -

21 (At this time, the Committee on Public
22 Property and Public Works Public Meeting
23 adjourned at 2:01 p.m.)

24 - - -

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

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.

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.)

A accurately 14:6 acquisition 4:24 actual 7:7 adequately 4:14 adjourned 13:23 Administration 3:18 advisory 5:20 afternoon 2:2 3:17,20 8:5 10:11 agencies 6:22 agreement 2:19 3:3 8:13 9:10 10:20 allow 5:5 9:4 11:13 13:6 and/or 14:18 answer 5:7 9:6 11:15 anticipated 4:21 anybody 3:17 10:4 12:6 apply 14:16 approve 5:4 9:2 11:11 area 2:12 4:7 6:1 Assoc 11:1 Association 8:20 10:2 11:7 athletic 8:20,22 10:1 11:5 attending 13:19 Authority 2:10,20 3:4 4:5 8:14 10:21 authorizing 2:8 2:17 3:1 4:2 8:10 10:17 Avenue 2:14 4:8 4:18 ayes 13:12,14 B ball 8:19 baseball 11:4	basketball 8:19 11:4 Bearl 10:1 beginning 4:22 behalf 2:9,18 3:2 4:3 8:11 10:18 big 5:19 bill 2:7,16,24 3:9 3:19 4:2 5:4,11 5:17 7:20,23 8:3 8:10 9:2,20,23 10:2,5,10,17 11:11 12:6,15 13:7 bills 1:18 2:5 13:3 13:15 Blackwell 1:11 3:15 5:12,13 board 5:20 BOBBY 1:10 bounded 2:13 4:7 Brian 10:1 Bridget 3:23 8:7 10:14 Broad 4:19 6:13 budget 6:20 Building 4:15 B-e-a-r-l 10:1 C C 14:2,2 call 3:11 Calvary 8:20 10:1 campus 4:11,20 center 2:22 3:6 8:16,18 10:23 11:2,3 certain 2:11,15,23 3:7 4:6,10 8:17 10:24 certainly 5:15,19 5:23 certification 14:15 certify 14:4 certifying 14:19 cetera 6:13	Chair 1:10 3:11 12:16,23 Chairman 3:21 5:14 6:5 8:5 10:12 13:2 Chalfont 2:22 8:15,18 children 8:22 11:6 Chorus 13:12 cities 6:22 city 1:2,6 2:9,18 2:20 3:2,4 4:4 5:3 6:16 8:12,14 9:2 10:19,21 11:11 clerk 2:5,7 7:23 Collins-Greenw... 3:20,23 6:11,18 7:3,18 8:4,7 9:12,17 10:11 10:14 11:22 12:11 coming 7:3,8 12:10 commences 12:20 Commissioner 2:8,17 3:1,24 4:3 5:15 6:14 8:2,8,11 10:15 10:18 11:17 Commissioners 10:9 Committee 2:3 3:21 5:15 7:14 8:6 10:12 12:3 13:4,17,21 commonly 2:21 3:5 8:15 10:22 community 5:20 completion 4:23 concludes 12:19 13:17 conditions 2:15 2:23 3:7 4:10 8:17 10:24 consolidate 7:6	construction 4:21 contained 14:6 contains 8:18 continue 7:12 control 14:18 conversations 6:15 correct 9:16 14:9 cost 4:24 7:1 Council 1:2 5:3,6 9:2,5 11:11,14 13:5,7,16 Councilman 1:10 1:10,11,12 2:2 3:8,15,15,16 5:9 6:6,14,19 7:13 7:17,19,22 9:8 9:13,18,22 10:7 11:17 12:1,5,9 12:12,22,23 13:1,9,10,14 Councilwoman 1:11 3:14 5:12 5:13 6:6 Court 14:12 courts 8:19 co-location 4:12 current 4:16 currently 4:13,17 4:19 D date 11:19 DAVID 1:11 December 4:24 Department 5:1 8:8,24 10:15 11:9 Departments 4:12 Development 2:11 4:5 direct 14:18 discussion 6:24 discussions 6:3 7:4 district 5:18	doing 5:21 due 5:23 E E 14:2 enter 2:18 3:2 8:12 10:19 entering 12:22 Especially 6:19 estimate 6:12 estimates 6:8 et 6:13 evening 5:14 everybody 3:12 12:13 evidence 14:5 evolving 4:14 Examiner's 4:17 example 6:21 exceed 5:1 existing 9:15 explore 6:4 extending 11:24 extension 9:14 F F 14:2 facilitate 11:4 favor 10:2 13:10 favorable 13:4 February 1:7 fields 8:20 11:3 first 5:5,10 9:4 11:13 13:6 Fiscal 4:22 flag 11:4 following 13:3 football 11:5 foregoing 14:8,15 forward 5:20,21 6:2,3 four 8:19 fully 14:6 further 2:22 3:6 8:1,16 10:8,23 G games 11:5
--	--	--	--	--

generate 6:9 7:1 gentlemen 2:3 go 12:16 going 6:19 7:8 12:16 Good 2:2 3:17,20 5:14 8:5 10:11 great 6:4 9:18 Greenlee 1:10 3:16 12:24 13:1	kind 6:24 know 5:24 6:2,16 11:18 known 2:14,21 3:5 4:9 8:15 10:22	Members 3:21 5:14 8:5 9:19 10:12 12:2 mentioned 11:18 Mike 11:6 million 5:1 6:12 6:12 millions 6:23 minority 5:22 model 7:12 money 5:19 move 13:3 Municipal 2:20 3:4 8:13 10:20	P Parkwood 11:1,1 11:7 participation 5:22 Pennsylvania 1:6 Philadelphia 1:2 1:6 2:9,10,18,19 2:21 3:2,3,5 4:4 4:5 8:12,13,14 10:19,20,21 pieces 5:18 place 9:11,16 plan 7:5,6 please 2:5,6 7:23 10:9 Police 4:12,15 premises 2:21 3:5 8:15 10:22 present 1:9 3:14 prime 6:21 priority 6:17 proceedings 14:5 proceeds 6:10 7:9 programs 8:22 11:5 project 4:21 properties 6:8 property 1:3 2:3 2:8,17 3:1,22,24 4:3 5:2,18 6:8 7:10 8:6,9,11,21 8:24 10:13,15 10:18 11:9 13:18,22 proposed 11:21 provide 4:11 provides 8:22 11:5 public 1:3,3 2:3,4 2:8,17 3:1,22,22 3:24 4:3,18 5:2 6:7 8:6,6,8,11 8:24 10:13,13 10:15,18 11:9 12:17,19,20,23 13:18,18,21,22	13:22 14:12 purchase 2:9 4:4 p.m 1:7 13:23
H Hall 1:6 happy 5:7 9:6 11:15 Haverford 2:13 4:8 Headquarters 4:15 Health 4:12,19 Hearing 12:19 13:17 held 3:10,11 Henon 1:10 2:2 3:8,21 5:9 6:6 6:14,19 7:13,17 7:19,22 8:5 9:8 9:13,18,22 10:7 10:12 11:17 12:1,5,9,12,22 13:10,14 high 6:16,17	L L 1:11 labor 5:23 Laboratories 4:19 ladies 2:2 land 2:11 4:6 largest 5:18 lease 2:19,20 3:3 3:4 8:12,14 9:10 9:14,15 10:19 10:21 11:19,20 11:23 left 3:15 list 6:17,17 located 4:13,18 4:19 location 4:16 Lombard 4:20 6:13 long 6:23,23 7:1,5 9:10 longer 4:13 look 5:19,21 6:2,3 lot 7:7	N N 14:2 name 3:22 8:7 10:13 needs 4:14 neighborhood 8:23 new 11:20 Nos 13:7 Notary 14:12 noted 14:5 notes 14:7	O O 14:2 offering 8:2 Office 4:17 Oh 1:11 3:15 Okay 6:14 7:13 7:17,22,24 9:13 9:18,22 10:7 12:1,9,12 old 11:23 opening 5:11 operated 11:2 opportunity 6:4 ordinance 2:7,16 2:24 4:2 8:10 10:17 Organization 11:2 original 11:19 owned 7:7	Q questions 5:8,10 6:7 7:15 8:1 9:7 9:9,19 10:8 11:8 11:16 12:2,5 quorum 3:13
I idea 6:4 important 5:17 improvements 2:12 4:7 Industrial 2:10 4:5 item 5:19	M maintained 8:21 making 5:22 MARK 1:12 Market 2:13,14 4:8,9,11 matter 14:8 McCurry 11:7 means 14:17 measure 5:2 9:1 11:10 Medical 4:17 Meeting 12:17,20 12:23 13:22 member 7:14			R R 14:2 Race 4:16 read 2:5 3:18 7:23 7:24 10:9 13:15 13:15 reading 5:6 9:4 11:13 13:6 rec 11:2 recognize 3:13 5:10 recognizes 12:16 12:23 recommendation 13:5 record 3:9 9:24 Recreation 2:22 3:6 8:16,18 10:23 relocate 4:20 6:21 relocated 4:15 renewal 9:15 rent 7:4,11 rental 7:6 reported 13:3 reporter 14:12,19 reproduction 14:17 request 3:10 requesting 5:4 9:3 11:12 resolutions 2:6 respect 5:23 respectfully 5:3 9:1 11:10 response 7:16,21 9:21 10:6 12:4,8

right 3:14 Room 1:6 rules 5:5 9:3 11:12 13:5,16 S sale 6:9 7:9 saving 6:22,23 savings 7:1,11 se 7:11 season 6:20 Second 13:9 sell 7:10 service 4:14 session 2:4 5:6 9:4 11:13 13:7,16 single 6:22 situate 2:12 4:7 soccer 11:4 space 6:16,22 7:6 7:7,8 sponsor 3:11 5:11 Squilla 1:12 3:16 13:9 standpoint 7:5 state 3:9 statements 5:11 stenographic 14:7 street 2:13,13,14 2:15 4:8,8,9,11 Streets 4:17 structures 4:13 sublease 2:22 3:6 8:16 10:23 submitted 9:24 substantial 4:23 supervision 14:19 support 4:1 8:9 10:2,16 supports 5:2 8:24 11:9 sure 5:21,23 suspended 13:6 suspension 5:5 9:3 11:12 13:16 T T 14:2,2	taken 14:7 talk 5:24 targeted 4:23 term 6:23,23 7:2 7:5 terms 2:15,23 3:7 4:10 6:9 8:17 10:24 11:20 testify 4:1 7:20 8:9 10:5,16 12:6 12:14 testimony 3:18 8:3 9:23 10:10 thank 3:8,12 5:7,9 5:13,15 6:5,5,6 7:17 9:6,8 10:7 11:15,17 12:9 12:10,11,12 13:1,18 thereon 2:12 4:7 think 6:20 thirty 8:21 three 8:19 time 5:24 12:10 12:19 13:21 titles 2:5 today 4:1 8:9 10:16 11:6 track 8:19 tract 2:11 4:6 transcript 14:9,16 Tuesday 1:7 twenty 9:12,13 11:24 U underway 4:22 units 7:7 University 4:18 utilization 6:16 V vacated 6:9 various 11:3 W want 3:9,12,13 6:1 12:12	welcome 7:18 WILLIAM 1:10 wishes 7:20 10:4 12:6,14 Works 1:3 2:4 3:22 8:7 10:13 13:18,22 Y Year 4:22 years 8:21 9:12 9:13 11:24 Youth 11:1,2 \$ \$4 5:1 1 1,000 8:22 11:6 1:49 1:7 11 1:7 130907 3:10 130946 1:18 2:7 3:19 4:2 5:4 7:20 13:7 140057 1:18 2:16 8:3,10 9:2,24 10:3,5 13:7 140058 1:18 2:24 10:10,17 11:11 12:7,15 13:8 15 4:22 1965 11:3,19 2 2:01 13:23 2014 1:7 6:20 2017 4:24 3 321 4:18 4 400 1:6 46th 2:13 4:8 4601 2:14 4:9,11 6:4 7:8 48th 2:14 4:9	6 60 6:12,12 7 7th 4:16	
---	--	--	--	--