

1
2 COUNCIL OF THE CITY OF PHILADELPHIA
3 PUBLIC HEARING AND PUBLIC MEETING
4 BEFORE COMMITTEE ON PUBLIC PROPERTY & PUBLIC WORKS

5 - - -
6 Room 400, City Hall
Philadelphia, Pennsylvania
Tues., 11/9/99, 1:30 p.m.
- - -

7 BILL 970746 - Held at request of sponsor.
8 BILL 990645 - Authorizing Commissioner of Public
9 Property to execute and deliver to PAID a deed
10 conveying fee simple title to City-own landed at
11 436-450 and 452 Moyer Street,
12 BILL 990669 - Authorizing Commissioner of Public
13 Property to execute and deliver to PAID a deed
14 conveying fee simple title to 4228-4232 Kensington
15 Ave. and 4234-4240 Frankford Ave.
16 BILL 990671 - Held at request of sponsor.
17 BILL 990718 - Authorizing Commissioner of Public
18 Property to purchase for fee simple title a parcel
19 of real estate located at 3033 South 63rd Street.
20 BILL 990724 - Authorizing Commissioner of Public
21 Property to enter into sublease agreement with
22 PAID for use by the City premises located at 18
23 South Seventh Street for Free Library branch.
24 Bill 990728 - Authorizing Commissioner of Public
25 Property to convey to the RDA certain premises
located at 1822 through 1835 Callowhill Street,

(Full text of all ordinances contained herein.)

18 PRESENT: COUNCILWOMAN AUGUSTA A. CLARK, Chair
19 COUNCILWOMAN JANNIE BLACKWELL
20 COUNCILMAN JAMES F. KENNEY
21 COUNCILWOMAN DONNA REED MILLER
22 COUNCILMAN MICHAEL A. NUTTER
23 COUNCILMAN FRANK RIZZO

24 - - -

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

3 COUNCILWOMAN CLARK: Good afternoon.

4 The Committee on Public Property and Public Works
5 is now convened.

6 I would ask the clerk to please read
7 the first bill on the list.

8 Will the clerk please note that Bill
9 No. 970746 and 990645 are being held at the
10 request of the sponsor. 970746 and 990645 are
11 being held at the request of the sponsors.

12 And would the clerk read starting with
13 990669.

14 THE CLERK: Bill No. 990669, an
15 ordinance authorizing the Commissioner of Public
16 Property to execute and deliver to the
17 Philadelphia Authority for Industrial Development
18 (hereafter referred to as "PAID"), without
19 consideration, a deed conveying fee simple title
20 to a certain tract of City-owned land with the
21 buildings and improvements thereon situate at 4228
22 through 4232 Kensington Avenue and 4234 through
23 4240 Frankford Avenue, under and subject to the
24 terms and conditions of the Philadelphia
25 Industrial and Commercial Development Agreement

1 11/9/99 PUB. PROP. - Bill 990669
2 between the City, the PAID, and the Philadelphia
3 Industrial Development Corporation.

4 COUNCILWOMAN CLARK: Thank you.

5 Are there persons here who wish to
6 testify?

7 (Paul Deegan comes forward.)

8 COUNCILWOMAN CLARK: Oh, good
9 afternoon.

10 MR. DEEGAN: Good afternoon. Would you
11 kindly identify yourself for the record, spell
12 your name for the benefit of stenographer, and
13 proceed with testimony.

14 MR. DEEGAN: I'm Paul Deegan,
15 D-E-E-G-A-N, and I represent PIDC and PAID.

16 This bill authorizes the City to convey
17 a property at 4228 to 32 Kensington Avenue and
18 4234 to 40 Frankford Avenue to the Philadelphia
19 Authority for Industrial Development. After
20 conveyance to PAID, this property will be sold for
21 fair market value to Domenico Sellecchia, the
22 owner of Harbison Auto Sales, which is an existing
23 company that's now located at 3949 Kensington
24 Avenue. Mr. Sellecchia intends to use this lot
25 for auto sales. The net proceeds from the sale

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2 will be deposited in the City's General Fund.

3 This property was acquired by the City
4 in 1963 for parking purposes. Apparently, it
5 hasn't been fully developed and it's sat vacant
6 and has been an eyesore and a dump site for many
7 years. And by selling the property to a private
8 developer, the City will relieve itself of the
9 maintenance and the liability problem and return
10 the property to the tax rolls. Mr. Sellecchia
11 also expects to create six to ten new jobs by
12 developing the property.

13 I ask that the committee consider this
14 bill favorably and that the rules of Council be
15 suspended to permit first reading at the next
16 regularly scheduled meeting of the Council.

17 COUNCILWOMAN CLARK: Mr. Deegan, what
18 will be Mr. Sellecchia's total number of jobs if
19 this expansion is granted?

20 MR. DEEGAN: He has written that he
21 will create six to ten new jobs.

22 COUNCILWOMAN CLARK: But what is his
23 present staff?

24 MR. DEEGAN: I don't have that
25 information. I could find that out, but I think

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2 he has an existing business down the street.

3 COUNCILWOMAN CLARK: It would be nice
4 to know that figure.

5 MR. DEEGAN: I'll see if it's included
6 here in the letter he wrote to me.

7 COUNCILWOMAN CLARK: Thank you.

8 MR. DEEGAN: Okay. Yes, he did put
9 that in there. Mr. Sellecchia states that he
10 currently employs four people.

11 COUNCILWOMAN CLARK: Four?

12 MR. DEEGAN: Four. And he's been
13 operating there since 1976.

14 COUNCILWOMAN CLARK: Okay. Is he a
15 used-car dealer; is that what he is?

16 MR. DEEGAN: Yes, ma'am, yes.

17 COUNCILWOMAN CLARK: Are there any
18 other questions for Mr. Deegan by any other member
19 of this Council committee?

20 (No further questions.)

21 COUNCILWOMAN CLARK: Thank you.

22 MR. DEEGAN: Thank you.

23 (Mr. Chapman comes forward.)

24 MR. CHAPMAN: Good afternoon, Madam
25 Chair and members of the City. For the City

1 11/9/99 PUB. PROP. - Bill 990669

2 Planning Commission, my name is Thomas Chapman,
3 and that's C-H-A-P-M-A-N.

4 Before I begin my brief testimony on
5 this bill, I would like to take a moment to thank
6 the Chair for all the courtesy that you have shown
7 me over the years in your term as chairperson of
8 this committee. I know we're at the -- you know,
9 it's late in the term and I'm not sure whether
10 there will be another meeting of this committee or
11 whether I'll be able to attend it, so I just
12 wanted to make that statement and --

13 COUNCILWOMAN CLARK: I thank you very
14 much. That's very kind of you.

15 MR. CHAPMAN: And I'd also like to
16 commend you for the job that you've done as Chair
17 of this committee and I would state to you that
18 your successor will definitely have a hard act to
19 follow.

20 COUNCILWOMAN CLARK: He has all the
21 time he wants to speak. More, more, more -- no.

22 (Laughter.)

23 COUNCILWOMAN CLARK: Thank you very
24 much.

25 MR. CHAPMAN: Thank you.

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2 COUNCILWOMAN CLARK: My committee
3 people are giving me the razz up here.

4 MR. CHAPMAN: The City Planning
5 Commission, at its meeting of November 4, 1999,
6 considered Bill No. 990669 and tabled
7 consideration of this bill pending further
8 information and discussion. There were some
9 questions that we were just not able to answer at
10 the time.

11 COUNCILWOMAN CLARK: Would you put
12 those questions on the record for us, please.

13 MR. CHAPMAN: Madam Chair, it had to do
14 with -- the questions were regarding -- we had
15 been contacted by a local community group that
16 expressed some concern over the proposed use of
17 the property.

18 COUNCILWOMAN CLARK: Over the expansion
19 of the used-car lot?

20 MR. CHAPMAN: Yes.

21 COUNCILWOMAN CLARK: It was not
22 sufficient that you would reject it; just that you
23 chose not to take any action on it at all.

24 MR. CHAPMAN: That's correct. The
25 Commission didn't reject the bill. It was just

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2 that there were questions raised that we were not
3 able to answer at that time, and it was just the
4 Planning Commission meeting --

5 COUNCILWOMAN CLARK: Well, did you and
6 Mr. Deegan talk about it? Mr. Deegan, are you
7 going to come here and tell me that you are for it
8 and he has no opinion?

9 COUNCILMAN MARIANO: Madam Chair, maybe
10 I could enlighten everyone on this.

11 COUNCILWOMAN CLARK: Okay, but don't
12 let Mr. Deegan off the hook yet.

13 COUNCILMAN MARIANO: This is Councilman
14 Mariano, and I would --

15 COUNCILWOMAN CLARK: Wait a minute,
16 wait a minute.

17 COUNCILMAN MARIANO: And I would never
18 let Deegan off the hook.

19 COUNCILWOMAN CLARK: Right, let's not
20 let him off the hook yet.

21 MR. DEEGAN: No, Madam Chair, we did
22 talk just before the hearing, and that was the
23 first that I was aware that there was any
24 community opposition or that the Commission had
25 tabled the bill.

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2 COUNCILWOMAN CLARK: Okay. Thank you.

3 COUNCILMAN MARIANO: Well, let me try
4 to enlighten this committee.

5 About four years ago, when I first
6 became a councilman, this fellow Sellecchia
7 approached me through another individual about
8 acquiring this lot. It took three years to find
9 out who owned it. It was never in Public
10 Property's domain. It was at the Parking
11 Authority's one time 'cause it was actually a City
12 lot where cars parked that never fared out. So it
13 was back and forth and it took three years to find
14 out who owned it.

15 But at the time, before I committed to
16 this fellow that this would be a good use, I
17 contacted the community groups up there. At that
18 time, no one was interested. Now one of the
19 community groups protested here from Frankford
20 United Neighbors. The person that runs that group
21 wasn't running the group at that time.

22 So that's where a little bit of
23 confusion is. Over the years, nobody was
24 interested in this except for this Mr.
25 Sellecchia. So now that it looks like it's

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2 becoming something fruitful, someone else is
3 interested.

4 COUNCILWOMAN CLARK: For a business
5 purposes, or is it that they just want the plot,
6 the expansion of a used-car lot?

7 COUNCILMAN MARIANO: I think you would
8 have to ask that question to the protester, Madam
9 Chairman.

10 COUNCILWOMAN CLARK: Okay, thank you.

11 Can I ask you men to stand back a
12 minute and let me hear from the community rep?
13 Are there persons present in the room who wish to
14 be heard on this subject? If so, please join us
15 at the table.

16 Would the stenographer please note the
17 attendants of this meeting. We have Mr. Frank
18 Rizzo, Mr. Rick Mariano, Miss Jannie Blackwell,
19 myself as Chair, Miss Donna Miller, Mr. Nutter,
20 and on the phone is Mr. Kenney. Thank you.

21 (Miss Clarke comes forward.)

22 COUNCILWOMAN CLARK: Good afternoon.

23 MS. CLARKE: Good afternoon.

24 COUNCILWOMAN CLARK: Please identify
25 yourself for the record, spell your last name for

1 11/9/99 PUB. PROP. - Bill 990669

2 benefit of the stenographer, and proceed with your
3 testimony.

4 MS. CLARKE: My name is Kate Clarke,
5 C-L-A-R-K-E. I am the Executive Director of
6 Frankford United Neighbors Community Development
7 Corporation.

8 COUNCILWOMAN CLARK: Frankford United
9 Neighbors. . .

10 MS. CLARKE: Community Development
11 Corporation. We go by Fund CDC.

12 COUNCILWOMAN CLARK: Please proceed.

13 MS. CLARKE: We were contacted in
14 approximately June of this year in reference to
15 this lot by the RDA. It was my first interaction
16 regarding this lot. And they had asked us if we
17 would like to take the lot over. At that point in
18 time, we did not know where the lot stood, that it
19 was in Public Property. They contacted us to look
20 at the lot, to possibly do some development on
21 it. We showed an interest in the lot.

22 Since that time, I've talked with the
23 Councilman in reference to it. He informed me
24 that there were things that were proceeding and
25 did not know exactly where they were going to go.

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2 Since that time, it's -- we found out that it was
3 Mr. Sellecchia who was the person who was willing
4 to take this lot over.

5 Our concern is the fact that there are
6 approximately four to five other used-car lots in
7 the area. Our purpose in wanting the lot would be
8 to bring it back for public parking, to develop it
9 back for public parking. In the years that this
10 lot has been lying empty, it has been overrun with
11 weeds, it has not been taken care of, and it has
12 become a dumping ground, just as Mr. Deegan has
13 stated. And so we just wanted it for development
14 for public parking.

15 Now that we're made aware of Mr.
16 Sellecchia's plans and that he is willing to
17 employ -- hopefully, he will employ persons from
18 the Frankford community -- we would like to meet
19 with him in reference to that.

20 COUNCILWOMAN CLARK: But Miss Clarke,
21 will you withdraw your objection today?

22 MS. CLARKE: Yes, we will.

23 COUNCILWOMAN CLARK: All right, thank
24 you.

25 Are there other persons present in the

1 11/9/99 PUB. PROP. - Bill 990645

2 room who wish to be heard in favor of or against
3 this bill?

4 (No response.)

5 COUNCILWOMAN CLARK: Are there persons
6 here who wish to speak to Miss Clark or Mr. Deegan
7 or Mr. Chapman with respect to this bill?

8 (No response.)

9 COUNCILWOMAN CLARK: Thank you.

10 Okay, all right. Will the clerk please
11 read Bill No. 990645, which has now been released
12 by the sponsor, and he now wishes to have it
13 considered.

14 THE CLERK: Bill No. 990645, an
15 ordinance authorizing the Commissioner of Public
16 Property to execute and deliver to the
17 Philadelphia Authority for Industrial Development
18 (hereafter referred to as "PAID"), without
19 consideration, a deed conveying fee simple title
20 to a certain tract of City-owned land, with the
21 buildings and improvements thereon situate, at 436
22 through 450 and 452 Moyer Street, under and
23 subject to the terms and conditions of the
24 Philadelphia Industrial and Commercial Development
25 agreement between the City, the PAID, and the

1 11/9/99 PUB. PROP. - Bill 990645
2 Philadelphia Industrial Development Corporation.

3 MR. DEEGAN: Good afternoon, Madam
4 Chair and members of the committee. My name is
5 Paul Deegan, D-E-E-G-A-N, and I represent PIDC and
6 PAID. I'm here to testify in support of Bill No.
7 990645.

8 This bill authorizes the City to convey
9 A property at 436 TO 50 and 452 Moyer Street to
10 PAID. After conveyance to PAID, the property will
11 be sold for fair market value to Dolan Family
12 Realtors, located at 437 East Girard Avenue. Mr.
13 Dolan intends to develop these lots for new
14 rental-storage facilities. The net proceeds from
15 the sale will be deposited in the City's General
16 Fund.

17 These properties were also acquired by
18 the City in the 1970s for parking purposes but
19 they have since become a neighborhood nuisance.
20 The lots are not being maintained and are used for
21 short dumping. By selling the lots to a private
22 developer, the City will get rid of a maintenance
23 and liability problem and return the properties to
24 the tax rolls.

25 I ask that the committee consider the

1 11/9/99 PUB. PROP. - Bill 990645
2 bill favorably and that the rules of Council be
3 suspended to permit first reading at the next
4 regularly scheduled meeting of Council.

5 Thank you for the opportunity to
6 testify. And I'll be happy to answer any
7 questions.

8 COUNCILWOMAN CLARK: Thank you.

9 Are there any questions on the part of
10 the members of the committee?

11 (No questions.)

12 COUNCILWOMAN CLARK: What's the fair
13 market value? Do you have any idea?

14 MR. DEEGAN: I'm sorry, ma'am?

15 COUNCILWOMAN CLARK: What is the fair
16 market value of the lots?

17 MR. DEEGAN: We're having the
18 appraisals done right now. Normally, the
19 appraisals take 30 to 45 days. So between the
20 introduction of the ordinance and the hearings
21 that were scheduled, we haven't got the final
22 figures in.

23 They are industrial properties but they
24 are in the middle of a residential neighborhood.
25 I think you would call this neighborhood

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2 "Fishtown," and there is a market for this type
3 of storage facility since many of those people on
4 those areas don't have garages. And they seem to
5 do quite well. There have been several others
6 built in the area.

7 But considering that it's not on a
8 major street and it's not a commercially-
9 developable lot, you know, I think it will come in
10 at a reasonable value.

11 COUNCILWOMAN CLARK: And anything's an
12 improvement over a debris-strewn lot.

13 MR. DEEGAN: That's correct. There are
14 a number of these around the City. I think during
15 '60s '70s, there was a big push to create public
16 parking lots throughout the City. And some of 'em
17 have been well-maintained and well-used, and some
18 of 'em, such as on Moyer Street and Kensington
19 Avenue, have really fallen by the wayside. But
20 there are some that are very good, and I think
21 Seventh and Passyunk has a very good, well used
22 parking lot on a commercial strip, so. . .

23 COUNCILWOMAN CLARK: They do best when
24 they're closer to a little commercial strip,
25 though, don't they?

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2 MR. DEEGAN: I think they do, or when
3 they have residents who use the lot and maintain
4 it. I think there's a very nice lot up at Juniata
5 Street, in Councilwoman Krajewski's district, to
6 the rear of a row of homes, which is always well-
7 maintained and cleaned by neighbors and used for
8 various activities as well as parking.

9 So we've looked at one time or another
10 most of these lots around the City to see which
11 ones would be marketable.

12 COUNCILWOMAN CLARK: Do you want to be
13 heard, Councilman Rizzo?

14 COUNCILMAN RIZZO: Thank you, Madam
15 Chair.

16 I've noticed that -- you just said
17 something that I wasn't aware of. You're telling
18 me that the community groups, the neighbors are
19 responsible for the maintenance and cleanliness of
20 these facilities?

21 MR. DEEGAN: No. They voluntarily will
22 take care of them in a strong neighborhood with a
23 real interest in the lot. But otherwise, the City
24 of Philadelphia has leased all of the lots to the
25 Philadelphia Parking Authority, and the Parking

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2 Authority does make an effort to get out and clean
3 these lots.

4 COUNCILMAN RIZZO: The Chair just
5 mentioned that that's a trade for parking for
6 free, but I would like to know, is there a budget
7 that the Parking Authority has? Because I pass
8 one of these lots that's become a lot where
9 there's two abandoned cars on it, that the
10 lighting doesn't work properly. Is there a
11 mechanism to make sure that they are cleaned if
12 there aren't volunteers to do that?

13 You just mentioned that the Parking
14 Authority does that, but I don't think that's a
15 priority of theirs.

16 COUNCILWOMAN CLARK: No. They don't do
17 it very well and they don't do it regularly.

18 COUNCILMAN RIZZO: But before I would
19 go for additional parking, I would want to make
20 sure -- at least me speaking -- that we are
21 maintaining them and keeping the light lighted and
22 so forth.

23 MR. DEEGAN: Well, Councilman, I think
24 the reason that many of these lots are being sold
25 off is because they aren't being used and they

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2 aren't being maintained.

3 COUNCILWOMAN CLARK: That's right.

4 COUNCILMAN MARIANO: Nobody uses 'em.

5 MR. DEEGAN: And that's -- we're not
6 creating more parking; we're just trying to under-
7 utilized parking that's in the City's inventory.

8 COUNCILWOMAN CLARK: Yep. What is
9 happening is that commerce didn't follow these
10 lots, and so they're sticking out there and are
11 not associated with any commercial strip. And
12 they either are used for short dumping, or the
13 neighbors appropriate them to themselves.

14 MR. DEEGAN: Yes.

15 COUNCILWOMAN CLARK: And because you
16 don't want to walk past eight-foot high weeds to
17 get your car or you don't want a weed lot in your
18 neighborhood, you will keep them clean.

19 MR. DEEGAN: That's correct.

20 COUNCILWOMAN CLARK: So it's a pretty
21 good trade-off, too.

22 COUNCILMAN RIZZO: It is.

23 MR. DEEGAN: And I can vouch that the
24 Parking Authority does make an effort to clean
25 these lots because, several years ago, I had sold

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2 one and forgotten to tell them, and they were
3 still cleaning it, even though it was privately
4 owned. So it's up to me to make sure that they
5 know that they're sold because they do look at
6 them and they do make an effort to keep them
7 clean.

8 COUNCILWOMAN CLARK: They look at some
9 of 'em, Mr. Deegan, and some of 'em, you could
10 sell 'em off and sink 'em to China, and they
11 wouldn't miss 'em.

12 MR. DEEGAN: Right.

13 COUNCILWOMAN CLARK: And I could name
14 you at least ten of those.

15 MR. DEEGAN: Right. Well, give me a
16 list and I'll see if I can sell them.

17 COUNCILWOMAN CLARK: Okay, all right.
18 Are there any other questions for Mr.
19 Deegan?

20 (No further questions.)

21 COUNCILWOMAN CLARK: There being none
22 -- yes, sir?

23 MR. DEEGAN: I would like to second
24 Mr. Chapman's remarks about your --

25 COUNCILWOMAN CLARK: You can speak as

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2 long as you want to too.

3 MR. DEEGAN: But I'm sure there will be
4 another hearing and I'll have a chance to also
5 tell you what a good experience it has been over
6 the last 12 years to have you as the Chairperson
7 here.

8 COUNCILWOMAN CLARK: Thank you. I
9 appreciate your kind words.

10 MR. CHAPMAN: Madam Chair and members
11 of the Committee, the Planning Commission, at its
12 meeting of October 21, 1999, reviewed Bill No.
13 990645 and recommended that it be approved.

14 COUNCILWOMAN CLARK: Okay. So you guys
15 agree on this one?

16 MR. CHAPMAN: Yes, ma'am.

17 MR. DEEGAN: Yes, ma'am.

18 COUNCILWOMAN CLARK: Thank you so much.

19 MR. DEEGAN: Thank you.

20 MR. CHAPMAN: Thank you.

21 COUNCILWOMAN CLARK: Are there any
22 questions for in Chapman?

23 (No questions.)

24 COUNCILWOMAN CLARK: Are there persons
25 in the room who wish to be heard to speak in favor

1 11/9/99 PUB. PROP. - Bill 990671

2 or against Bill No. 99045?

3 (No response.)

4 COUNCILWOMAN CLARK: There being none,
5 please read the next bill.

6 THE CLERK: Bill No. 990671, an
7 ordinance authorizing the Commissioner of Public
8 Property, on behalf of the City, to enter into a
9 lease amendment with the Philadelphia Design and
10 Distribution Center, LP, for use by the affiliated
11 agencies a certain space within the building known
12 as Wissahickon Industrial Center, located 4700
13 Wissahickon Avenue, Philadelphia, Pennsylvania,
14 under certain terms and conditions.

15 (Commissioner Andres Perez comes
16 forward.)

17 COUNCILWOMAN CLARK: Commissioner
18 Perez, good afternoon.

19 COMMISSIONER PEREZ: Good afternoon
20 Chairwoman Clark and members of the committee. My
21 name is Andres Perez, A-N-D-R-E-S, P-E-R-E-Z. And
22 I'm the Commissioner of the Department of Public
23 Property.

24 COUNCILWOMAN CLARK: Thank you.

25 COMMISSIONER PEREZ: I'm here today

1 11/9/99 PUB. PROP. - Bill 990671
2 representing the Department of Public Property,
3 testifying in support of this bill.

4 This bill will permit the City to
5 extend the lease term for certain property located
6 at 4700 Wissahickon Avenue, which expires on
7 December 31, 1999. This warehouse base is used to
8 store the City's voting machines, and the lease
9 premises consists of 184,000 square feet of
10 storage area and a small office area.

11 The lease extension contains a
12 safeguard provision that releases the City from
13 its obligations should the landlord be unable to
14 meet the environmental requirements for the new
15 electronic machines. It also gives us the right
16 to reduce the amount of space if the new machines
17 don't require the space that we presently lease.

18 The Department of Public Property
19 supports this measure and, accordingly,
20 respectfully ask that the Council approve Bill No.
21 990617. And we also ask that the rules are
22 suspended so that the ordinance may be passed upon
23 a second reading of Council. Thank you.

24 COUNCILWOMAN CLARK: Thank you, Mr.
25 Perez.

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2 COMMISSIONER PEREZ: Thank you.

3 COUNCILWOMAN CLARK: Now, Mr. Perez,
4 you had two questions in your testimony, and it
5 seems to imply that you don't know what the
6 environmental requirements for the new machines
7 might be, and you don't know how much space they
8 would take up.

9 Does that mean that we haven't settled
10 on how many machines we are buying and that we
11 don't know their specs?

12 COMMISSIONER PEREZ: I did not
13 participate in the process, and we intentionally
14 held back the exercise of this option that we're
15 asking for now.

16 COUNCILWOMAN CLARK: So this is a "just
17 in case?"

18 COMMISSIONER PEREZ: Yeah, until it was
19 clear that the space would not represent a
20 dramatic change. And before our former Budget
21 Director Dean Kaplan left, he authorized me to go
22 ahead with this because the new machines,
23 apparently, will require approximately the same
24 amount of space.

25 But it remains to be seen whether any

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2 improvements may need to be done to the space to
3 control the environment around the machines.

4 COUNCILWOMAN CLARK: Okay.

5 COMMISSIONER PEREZ: And the owners
6 agreed that if that's an unacceptable burden or if
7 the cost of it is unacceptable to the City, that
8 we can go somewhere else and find more appropriate
9 space and will be released from this lease.

10 COUNCILWOMAN CLARK: So you can
11 terminate your lease.

12 COMMISSIONER PEREZ: Yes.

13 COUNCILWOMAN CLARK: On either of those
14 two conditions.

15 COMMISSIONER PEREZ: Yes.

16 COUNCILWOMAN CLARK: Mr. Nutter?

17 COUNCILMAN NUTTER: Thank you, Madam
18 Chair.

19 On that same point, what is the release
20 mechanism in the lease, Commissioner? How much
21 notice do you have to provide?

22 COMMISSIONER PEREZ: I'm sorry to say
23 that I'm not familiar with that notice.
24 Typically, we ask for 90 days for something of
25 this size. And with the difficulty in finding

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2 replacement space, I wouldn't be surprised if we
3 asked for six months, but I'll have to confirm
4 that in writing.

5 COUNCILMAN NUTTER: What is the lease
6 term?

7 COMMISSIONER PEREZ: It is a
8 continuation for four additional years.

9 COUNCILWOMAN CLARK: Four more years.

10 COMMISSIONER PEREZ: Four more years.
11 Of course, it's closed-ended, and that's why we're
12 bringing it to Council rather than year to year.
13 And the base rent is \$3.20 a square foot flat for
14 the four years; there's no rent increases in here.
15 We gave them a small increase with the renewal,
16 but it stays flat for those four years.

17 COUNCILWOMAN CLARK: So you went from
18 what to 3.20?

19 COMMISSIONER PEREZ: We went from 2.80
20 to 3.20 -- \$2.80 a square foot to \$3.20 a square
21 foot. Our rent obligation on an annualized basis
22 for this space will be \$589,209.60, plus operating
23 expenses.

24 COUNCILWOMAN CLARK: Plus the
25 operating.

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2 COUNCILMAN NUTTER: Well, when you say
3 "plus operating expenses," is that the expenses
4 of operating the warehouse?

5 COMMISSIONER PEREZ: For our budget --
6 not for the Election Commissioner's budget, 'cause
7 they have staff people in there.

8 COUNCILMAN NUTTER: Right.

9 COMMISSIONER PEREZ: I'm just talking
10 about the utility expenses.

11 COUNCILMAN NUTTER: Okay.

12 COMMISSIONER PEREZ: Which I think may
13 be another \$2 a square foot.

14 COUNCILWOMAN CLARK: What's that come
15 to in dollars?

16 COUNCILMAN NUTTER: So it's really
17 \$5.00 a square foot.

18 COMMISSIONER PEREZ: No, it varies. I
19 mean, it's seasonal and there's no way to predict
20 energy the energy consumption in the building.
21 This is a huge unweatherized old tank-
22 manufacturing facility from pre-World War II days.
23 And the machines sit out in a very large open area
24 with just enough heat, you know, to keep them from
25 being damaged. And electricity is used not to

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2 air-condition, but to -- besides lighting the
3 premises, the electricity is used to power air.
4 Not air-conditioning but just to keep air flowing
5 on the days when the humidity is unacceptably
6 high.

7 COUNCILMAN NUTTER: What were the
8 utility costs in the last fiscal year at this
9 location, and what improvements have we required
10 in order to better keep these machines?

11 COMMISSIONER PEREZ: I don't have the
12 information on hand but I'll be happy to provide
13 that to you. The accounts are on our energy, you
14 know, management system, and it won't take me long
15 to get that information to you.

16 COUNCILWOMAN CLARK: Could some of the
17 malfunctioning be --

18 COMMISSIONER PEREZ: Pardon?

19 COUNCILWOMAN CLARK: Could some of the
20 malfunctioning that we experienced in the last
21 election be the result of the conditions under
22 which the machines were kept?

23 COMMISSIONER PEREZ: I'd have to say
24 that that's hypothetically possible. I'm not
25 aware that that problem has been brought to our

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2 attention. In Public Property, as you probably
3 know, the day-to-day utilization of the space and
4 the machines is entirely up to the City
5 Commissioners, the Election Commissioners.

6 We have been asked from time to time to
7 make small improvements, but they've been to the
8 office area.

9 COUNCILWOMAN CLARK: Well, the problem
10 is that the people who were complaining after
11 election don't know to complain before election
12 because you don't know which machine is going to
13 break down. But this last election could have
14 been very ugly because of where the machines
15 malfunctioned so. . .

16 But that's all going to be behind us
17 because we're going to have new machines now,
18 right?

19 COMMISSIONER PEREZ: We'll have new
20 machines and --

21 COUNCILWOMAN CLARK: When are we
22 getting them?

23 COMMISSIONER PEREZ: I have no idea.
24 I'm sorry to say I'm not a part of that team, so I
25 don't have that information available.

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2 COUNCILWOMAN CLARK: Okay.

3 COUNCILMAN NUTTER: I'm sorry,
4 Councilwoman. Your question was what are going to
5 get --

6 COUNCILWOMAN CLARK: When are we going
7 to get the new ones?

8 COUNCILMAN NUTTER: It's my
9 understanding that the new machines are
10 anticipated to be used and fully operational for
11 the primary election of 2001.

12 COUNCILWOMAN CLARK: Right.

13 COUNCILMAN NUTTER: And that
14 Procurement is moving along on that kind of
15 timetable to have them in place.

16 But, Mr. Perez, based on your response
17 to the Chair on one of your questions, I mean,
18 this purchase is anticipated to cost \$21 million
19 of brand-new equipment, that with all due respect,
20 if the owner of the facility is in chambers -- I
21 mean, your description would lead one to believe
22 that the space is somewhat substandard for the
23 current machines, some of which I believe are
24 upwards of 50 years old.

25 Why would be put \$21 million of newly

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2 purchased electronic equipment in what you
3 described as a pre-World War II cavernous
4 warehouse that we barely keep the electric at the
5 level of preventing freeze-ups on the machines?
6 Why would we do that?

7 COMMISSIONER PEREZ: I don't know the
8 answer, Councilman.

9 We did -- the Department nominally
10 followed the progress of that procurement, you
11 know, through the various City agencies that were
12 involved. Our primary reason was, do we need to
13 keep this space another four years to receive the
14 new equipment, do we need to shrink it, do we need
15 to go somewhere else?

16 And the instructions that I was given,
17 after some delay, as we came up very close to our
18 notice requirement, was to preserve the space and
19 that the size and type of machine would require
20 approximately the same space.

21 COUNCILMAN NUTTER: Have you seen the
22 new machines?

23 COMMISSIONER PEREZ: No, I haven't.

24 COUNCILMAN NUTTER: Okay. I'm
25 surprised that someone would say that those

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2 machines require -- especially in their folded-up
3 condition. These machines do actually collapse to
4 a smaller size. So I don't really understand why
5 someone thinks that the new machines are going to
6 take up the same amount of space as the old
7 machines, which I think literally weigh about 900
8 pounds, are about 6 and a half feet high, 3 to 3
9 and half feet wide. And the new machines are
10 virtually transportable by one individual.

11 So I don't understand why we need the
12 same amount of space. They're certainly not going
13 to be sitting side by side like the current
14 machines do, in an open fashion, for six months
15 between every election. That would make no sense
16 -- in addition to the fact that doesn't this
17 warehouse from time to time leak?

18 COMMISSIONER PEREZ: Yes, there have
19 been leaks. And, I mean, the owners have
20 responded promptly to the leaks, but yes, there
21 have been leaks.

22 There's a logistical situation that
23 was, I understand, a part of the decision to at
24 least roll over for one more four-year period.
25 And that is, new machines are going to be

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2 received, and there will be an overlapping period
3 of time when both have to be available as one gets
4 phased in and the others get phased out.

5 COUNCILMAN NUTTER: Right.

6 COMMISSIONER PEREZ: So we actually
7 expect that, temporarily, you might actually need
8 more than the long-term space that we're locking
9 ourselves into until that overlapping period
10 catches up with itself. And at that point, again,
11 I was pretty sure that we would need approximately
12 the same space.

13 We put the clause in here on the space
14 requirement just in the event that final selection
15 and final utilization of the machine storage
16 requirements, maintenance requirements, when all
17 of that is known sufficiently, we'll either shrink
18 the space or exercise our option to go somewhere
19 else in a more appropriate space.

20 COUNCILMAN NUTTER: Well, let me say
21 this to you. Having worked on this issue
22 personally, and it was the Council's action and
23 support that resulted in the ballot question that
24 the voters approved overwhelming for these
25 machines, and with the \$21 million investment, and

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2 we don't anticipate that we will receive them
3 until sometime into the year 2000.

4 What I would ask is that Public
5 Property begin the process of looking for a much
6 more up-to-date, secure, sealed location where we
7 can store \$21 million worth of brand-new
8 equipment, as opposed to the location that we're
9 in now -- unless massive and significant
10 improvements are made to 4700 Wissahickon Avenue
11 prior to the receipt of any of these machines next
12 year.

13 I mean, as it stands here today, I am
14 not particularly thrilled about the prospect of
15 putting that new equipment in this very old site.
16 You have until the end of the year to provide
17 renewal.

18 COMMISSIONER PEREZ: Yes.

19 COUNCILMAN NUTTER: Is that my
20 understanding from your testimony?

21 COMMISSIONER PEREZ: Yes, that's
22 correct.

23 COUNCILMAN NUTTER: How long do you
24 think it will take -- forget that question.

25 I would like to see something from

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2 Public Property that indicates that we're looking
3 at other space. And I am not satisfied with the
4 response -- not just from you, but with the
5 process that's being utilized to look after this
6 important equipment.

7 COMMISSIONER PEREZ: And if I may ask,
8 Councilman, in what context do you mean that?
9 That we should withhold our option until we
10 attempt to identify alternative locations?

11 COUNCILMAN NUTTER: No. I clearly
12 understand that the lease is going to expire at
13 the end of the year.

14 COMMISSIONER PEREZ: Right.

15 COUNCILMAN NUTTER: We have, I believe,
16 1671-some-odd machines -- I'm sorry 3,000-some-odd
17 machines sitting up there presently. So we're not
18 going to find an immediate location for the old
19 worn-out tattered machines that we have right now,
20 I understand that. So we do need to renew at that
21 location for that equipment.

22 What I'm asking Public Property to do
23 is to come up with an analysis of potential space,
24 new space, for new equipment in order to ensure
25 that it will be safe, cared for, protected, not

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2 have water leaking on it or widely fluctuating
3 temperatures that very well could affect
4 electronic equipment. That I would like as soon
5 as possible.

6 What I said is, for the moment, I am
7 not thrilled with this. You're not under
8 tremendous time strain, you have until the end of
9 the year to renew your lease, and we have a couple
10 months before we go out on legislative recess. So
11 more than likely, I'll be recommending that we
12 hold the bill today 'cause I would like to see a
13 better response from the Department, or any other
14 agency involved in this, to handle this particular
15 matter.

16 COUNCILWOMAN CLARK: This is not the
17 good place for Public Property and the
18 Commissioners to talk, and we should be renewing
19 for a much smaller period, and that amount of
20 space should be on a steep decline as we go to new
21 space that is more appropriate for the more
22 sensitive equipment.

23 COUNCILWOMAN CLARK: Mr. Rizzo?

24 COUNCILMAN RIZZO: Thank you, Madam
25 Chair.

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2 I would assume that the manufacturer of
3 this equipment has a criteria, a storage criteria
4 that you would hope that somebody would be looking
5 at to basically what Councilman Nutter said.

6 Also, what I'd like to hear from you is
7 your plan on disposing of the old machines. Even
8 though they're managed by the Election Commission,
9 they're the property of your department, is that
10 right? The old machines?

11 COMMISSIONER PEREZ: Disposition --
12 ownership may be titularly in the name of the
13 Public Property Commissioner, but actual
14 disposition, as with all of our surplus equipment
15 and furniture, would be through the Procurement
16 Department.

17 Again, the Department of Public
18 Property has not been a part of this planning and
19 acquisition process for these machines. We've
20 relied on information, you know, that was provided
21 to us regarding the amount of space required. The
22 decision to stay in this space for a short period
23 of time, I think, is --

24 COUNCILWOMAN CLARK: But isn't your
25 question, Mr. Rizzo, whether or not it has any

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2 salvage value?

3 COUNCILMAN RIZZO: I think I asked this
4 question before when we discussed the machines,
5 and I would hope that there's a plan, whether
6 these machines have a value in parts or to support
7 election processes in other parts of the country
8 that don't have electronic equipment.

9 Is there a plan in place yet on how
10 we're disposing of these? Because it seems to me
11 to tie up a warehouse with old equipment would --

12 COMMISSIONER PEREZ: Yeah, I'm not
13 aware that there is a plan and will certainly
14 bring the issue to the other administrators and
15 ask them to provide you with the appropriate
16 information.

17 COUNCILWOMAN CLARK: But at \$600 a
18 year, we don't want to pay one day more than we
19 have to.

20 COMMISSIONER PEREZ: That's correct.

21 COUNCILWOMAN CLARK: Right. Mr.
22 Kenney?

23 COUNCILMAN KENNEY: Thank you.

24 Just one suggestion, and I haven't
25 delved into this too much so it's just kind of a

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2 cursory suggestion.

3 In the interim, perhaps Public Property
4 or Procurement, or whatever department is going to
5 be dealing with the storage and security of the
6 new machines, you could talk to some of the
7 shipping companies on the waterfronts in
8 Philadelphia, especially the Packer Avenue Marine
9 Terminal and some others. There may be some way
10 in the short term to acquire the trailers and
11 containers that might be able to be stored in an
12 existing facility that may not be up to the
13 quality we would like, but the material would then
14 be inside a container which would add for an
15 additional level of security, safety, and keeping
16 it from being exposed to the weather and the other
17 elements.

18 I know that a lot of our shipping
19 companies handle highly sensitive and expensive
20 freight that comes in from outside the country,
21 and I know that those types of trailers are
22 available. And that would probably also reduce
23 the need to -- would also enhance our ability to
24 deliver the machines where they need to be
25 delivered in the short term.

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2 So it's just a suggestion. I know that
3 there have been many other types of commodities
4 that are, when shipped across the world and across
5 the ocean, are stored in these containers that
6 would give it -- that they arrive safe and secure.
7 And it may be something that we can look into
8 leasing in addition to the new warehouse space.

9 COMMISSIONER PEREZ: We'll certainly
10 look into that.

11 COUNCILMAN KENNEY: Thank you.

12 COUNCILWOMAN CLARK: One last
13 question. What would be the cost to the City and
14 to the landlord to bring the present facilities
15 into -- at least a condition that's safe for the
16 machines? Do you have any idea what those numbers
17 would be?

18 COMMISSIONER PEREZ: No, I don't have
19 any idea. I'm not familiar with the -- both the
20 combination of environmental requirements from the
21 machine designers as well as the maintenance
22 requirements of components within the machines
23 that may be environmentally sensitive.

24 I think, obviously, we all understand
25 that electronics can't survive very well in a

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2 space that can't be humidified, you know, within
3 relatively narrow parameters. And I presume that
4 that may be a problem. On the other hand, that's
5 a real-world condition. This is not a new
6 invention, and presumably, the designers and
7 manufacturers have worked their way around that
8 problem to an extent. We may still have to do
9 something to keep things within an acceptable
10 range that may not be difficult to do it. On the
11 other hand, it may be expensive to do it, even
12 though it may not be difficult to do.

13 COUNCILWOMAN CLARK: Assuming that it's
14 expensive, what's the relationship between the
15 City and the landlord on the costs?

16 COMMISSIONER PEREZ: Pardon me?

17 COUNCILWOMAN CLARK: On the costs.

18 COMMISSIONER PEREZ: We have to
19 negotiate that because this is fairly short-term
20 -- for years for an expensive fit-out. Landlords
21 typically won't finance that and add it to the
22 rent; they'll want it in a lump sum.

23 And we would- in a hypothetical
24 process, and we have done this in some other
25 spaces, we would agree amongst ourselves on what

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2 the requirements are, provide the landlord an
3 opportunity to propose the remedy with contractors
4 and subcontractors and specialty consultants,
5 whatever the landlord needs to satisfy us that he
6 can produce the result that we're looking for
7 within an acceptable cost range.

8 On the other hand, if we were out
9 looking for this from scratch, that would be a
10 lease term that would be a fit-out type lease term
11 that we would be looking for. And I would dare
12 say, of course, we'd be paying considerably more
13 than \$3.20. But, again, that's very hypothetical.

14 COUNCILWOMAN CLARK: Mr. Rizzo?

15 COUNCILMAN RIZZO: Commissioner, could
16 I suggest also that you look at every existing
17 facility that could accommodate the new
18 technology? I would hope that we would not spend
19 money unnecessarily.

20 Have you or will you consider looking
21 at a space that is already owned by the City of
22 Philadelphia that could accommodate the storage of
23 the new electronic machines?

24 COMMISSIONER PEREZ: The constructed
25 spaces that are surplus and large enough to handle

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2 parcels that are maybe large enough to develop
3 something like this on, but historically, in our
4 financial analysis, we -- we haven't been able to
5 go in that direction without involving third
6 parties; that is, getting the developers
7 interested in building something.

8 COUNCILMAN RIZZO: I'm not talking
9 about -- and I'm going to cut it off. I'm not
10 talking about building a new building; I'm talking
11 about a location. And I'm not even sure that
12 having a central location to house all of the
13 machines is necessary. Maybe in the future, it
14 would be more efficient to have half the City in
15 one location and half in another at an existing
16 basement of one of our public schools that would
17 be a secure location for these machines. Again,
18 I'm just trying to --

19 COUNCILWOMAN CLARK: I liked it until
20 you said "schools."

21 COUNCILMAN RIZZO: Well, a City
22 facility. I think that, on a list of things to
23 do, some research should be done to find out --
24 identify some areas after you determine what your
25 need is, to see if there's something that we could

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2 utilize without spending additional taxpayer
3 money.

4 COMMISSIONER PEREZ: Your point is well
5 taken, and we'll take that into consideration.
6 Thank you.

7 COUNCILWOMAN CLARK: Thank you.

8 Are there any other questions of this
9 witness?

10 (No further questions.)

11 COUNCILWOMAN CLARK: Thank you,
12 Commissioner, very much.

13 Are there persons in the room who wish
14 to be heard to speak in favor of or against this
15 bill? If so, please assume the table.

16 (No response.)

17 COUNCILWOMAN CLARK: Thank you,
18 Commissioner.

19 Will the clerk please read the next
20 bill before us.

21 COUNCILWOMAN CLARK: Bill No. 990718,
22 an ordinance authorizing the Commissioner of
23 Public Property, on behalf of the City of
24 Philadelphia, to purchase for fee simple title to
25 a parcel of real estate with any improvements

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2 situate thereon, located at 3033 South 63rd
3 Street, under certain terms and conditions.

4 COUNCILWOMAN CLARK: Thank you.
5 Commissioner, please proceed.

6 COMMISSIONER PEREZ: Again, good
7 afternoon, Chairwoman Clark. I'm Andres Perez,
8 Commissioner of the Department of Public Property,
9 and I'm here to testify in support of Bill No.
10 990718.

11 This bill would authorize the City to
12 purchase title to a certain property located at
13 3033 South 63rd Street. This site is currently
14 occupied by the TransFreight Trucking Operations,
15 and it contains approximately 18 acres of land and
16 is improved with paved parking, a warehouse,
17 high-bay garages, and offices. It is located in
18 the 40th Ward of Eastwick Avenue and west of
19 Passyunk Avenue, between 61st and 63rd Street.

20 It's the City's intention to relocate
21 to this site various operations of the Streets
22 Department and the Office of Fleet Management,
23 from City properties at Seventh and Pattison and
24 Delaware Avenue and Spring Garden Avenue.

25 The relocations are necessary to

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2 advance two very important economic development
3 projects providing job opportunities for our
4 residents and tax receipts for the City's
5 treasury. Unless the Streets Department and
6 Office of Fleet Management can be moved from their
7 present sites, both economic development projects
8 will be seriously jeopardized.

9 For some time now, the City has been
10 investigating site alternatives for the Streets
11 Department and the Office of Fleet Management
12 operations in an effort to assist the Cisco Food
13 Services of Philadelphia to expand. The Cisco
14 facility is located immediately adjacent to the
15 City's Seventh and Pattison operations, and
16 Cisco's committed to growth and expansion in the
17 City but will not hesitate to locate its
18 operations beyond the City's boundaries if its
19 expansion needs cannot be accommodated where it is
20 now located.

21 Cisco plans to add 210,000 square feet
22 of space to their existing 195,000-square-feet
23 facility. This expansion will take place over the
24 next two years and will add approximately -- and I
25 offer a correction to my testimony here. It's 200

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2 jobs, not 140 jobs.

3 COUNCILWOMAN CLARK: Okay.

4 COMMISSIONER PEREZ: It's estimated
5 that construction costs alone will be
6 \$12.5 million, not including machinery and
7 equipment.

8 Significantly, City Council has already
9 approved an ordinance authorizing the conveyance
10 of the adjacent Streets Department property to
11 PAID so that it can be sold to Cisco. That was
12 Bill No. 970270, approved in 1997.

13 The relocation from Delaware Avenue and
14 Spring Garden Street involves acquisition by the
15 Penn's Landing Corporation and demolition of the
16 City incinerator located on that site. Penn's
17 Landing Corporation has received a grant from the
18 federal government for the environmental
19 remediation of the site, including its
20 demolition. This grant was made possible by the
21 Brown Fields legislation, introduced by
22 Congressman Borski, for environment cleanup of
23 areas adjacent to waterways. Development of this
24 site is not very likely unless it's
25 environmentally clean.

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2 With the announcement of the Simon
3 project, it is more pressing than ever to make the
4 waterfront as attractive as possible to the many
5 visitors the City would expect to visit the
6 proposed entertainment complex for that area.

7 It is the City's good fortune to have
8 the TransFreight site made available for purchase
9 at this time. It is large enough to locate
10 operations from both existing City locations and
11 is immediately ready for occupancy, with minimal
12 expenditures for additional improvements. It is
13 also ideally situated near the Schuylkill
14 Expressway and Interstate 95.

15 It is expected that the Streets
16 Department would house 176 vehicles at this site.
17 Operations to be moved to the site would be
18 Highway District No. 2, Sanitation Areas 2 and 3,
19 Citywide Cleaning, the Sweep Enforcement Group,
20 and the centralized warehousing office for fleet
21 supplies, office supplies, and trash bags.

22 The Office of Fleet Management
23 Operations expected to be moved to the site will
24 relate to only the repair and maintenance of
25 Streets Department vehicles that are housed at the

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2 site, and no painting will be done at this
3 location.

4 The site is zoned G2, general
5 industrial, and lease restricted. Moreover, the
6 area surrounding the site is predominantly, if not
7 almost exclusively, industrial. Given the current
8 use of the site by TransFreight, City operations
9 will not change the impact on the surrounding
10 area. The easy access to the Schuykill Expressway
11 and I-95 would route traffic to and from the
12 facility, away from residential areas.

13 The site itself is located back from
14 surrounding sites. It is not easily visible and
15 is virtually isolated from residential areas. The
16 nearest residential area is separated from the
17 site by railroad tracks.

18 The Department of Public Property
19 supports the bill and the acquisition of this
20 property. I respectfully ask that City Council
21 approve Bill No. 990718, and I also ask that rules
22 be suspended so that the ordinance may be passed
23 upon the second reading at Council.

24 Thank you.

25 COUNCILWOMAN CLARK: Commissioner,

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2 what's the acquisition cost of the proposed site?

3 COMMISSIONER PEREZ: \$7.5 million.

4 COUNCILWOMAN CLARK: Were there any
5 other locations considered? And if not, why not?

6 COMMISSIONER PEREZ: There were two
7 attempts at -- two different initiatives at
8 identifying an appropriate site for this
9 collection of agencies going back almost two years
10 ago. So the answer is, yes, there were many sites
11 looked at by Public Property. There were also
12 sites looked at when the project was moved over to
13 the Capital Program Office because of the
14 obviously complicated logistical planning that
15 would be involved as well as an evaluation of
16 building conditions.

17 So over the course of nearly three
18 years now, this is the best site that's become
19 available, and I would say it's the best site --
20 not only because of its location but because of
21 its ready-to-use condition and fair price.

22 COUNCILWOMAN CLARK: I have always
23 wondered why we use waterfront property for a
24 dump. It just does not seem like the best use of
25 the land. And I'm very glad to see the City put

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2 in a function that could go almost anywhere on
3 less valuable and less attractive land.

4 Are there other questions by members of
5 the committee?

6 (No questions.)

7 COUNCILWOMAN CLARK: Thank you.

8 COMMISSIONER PEREZ: Thank you.

9 COUNCILWOMAN CLARK: Are there persons
10 in the room to be heard to speak in favor of or
11 against this bill?

12 Please come to the table proceed with
13 your testimony.

14 (Ann Brown comes forward.)

15 COUNCILWOMAN CLARK: Good afternoon.

16 MS. BROWN: Good afternoon.

17 COUNCILWOMAN CLARK: Please identify
18 yourself for the record, spell your name for
19 benefit of the stenographer, and proceed with your
20 testimony.

21 MS. BROWN: My name is Ann Brown,
22 B-R-O-W-N, and I'm the ward leader in this area.

23 I have two questions. Will the trucks
24 being parked here be empty at all times? There's
25 some concern in the community that maybe sometimes

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2 trash will not be emptied and they will bring the
3 trucks back here full of trash.

4 COUNCILWOMAN CLARK: Creating an
5 environmental hazard for the residents.

6 MS. BROWN: Correct.

7 (Clarena Tolson comes forward.)

8 COUNCILWOMAN CLARK: Good afternoon.
9 Will you please introduce yourself for the record
10 and spell your last name.

11 MS. TOLSON: Yes. Good afternoon. My
12 name is Clarena, C-L-A-R-E-N-A, Tolson,
13 T-O-L-S-O-N. I'm the Deputy Streets Commissioner
14 responsible for sanitation.

15 I would like to address Miss Brown's
16 question. Our normal operations require us to
17 dump our trash trucks after collection.

18 COUNCILWOMAN CLARK: Each day?

19 MS. TOLSON: Each day, at the end of
20 the day. And, in fact, the dump site is away from
21 this location in South Philadelphia.

22 There are some circumstance, however,
23 when we would not dump it and that would be such
24 as when the ejection is not allowed because of
25 mechanical problems.

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2 COUNCILWOMAN CLARK: I'm sorry?

3 MS. TOLSON: The ejection, where trash
4 ejection is not possible because of a mechanical
5 problem.

6 COUNCILWOMAN CLARK: On the truck?

7 MS. TOLSON: On the truck. Then the
8 truck would go back to the fleet shop to be
9 repaired and then it will be dumped.

10 Other that, however, our normal
11 practice is to have trucks dump before they come
12 back.

13 COUNCILWOMAN CLARK: So that if it were
14 not dumped, it would not be creating a hazard for
15 the residents; it would be creating a hazard for
16 the people who are repairing the truck.

17 MS. TOLSON: Who would repair it,
18 correct.

19 COUNCILWOMAN CLARK: Are there any
20 other questions, Miss Brown?

21 MS. BROWN: The other concern was, will
22 there at any time be any painting done on this
23 site, spray painting?

24 MS. TOLSON: I'll ask for Fleet
25 Management to come up because we work together a

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2 great deal. Would you come forward.

3 (Riley Harrison Comes forward.)

4 COUNCILWOMAN CLARK: Good afternoon,
5 sir. How are you?

6 MR. HARRISON: Madam Chair, good
7 afternoon. Distinguished members of the
8 committee, my name is Riley, R-I-L-E-Y, P.
9 Harrison, H-A-R-R-I-S-O-N, and I am a fleet
10 manager for the City of Philadelphia.

11 In response to your question relative
12 to painting at the facility, there are currently
13 no plans to have any painting being done at this
14 facility.

15 COUNCILWOMAN CLARK: Mr. Riley, we
16 always worry about answers that start with, "There
17 are no plans for. . . "

18 Her question is, will there be painting
19 there? And your answer is. . . ?

20 MR. HARRISON: That there will be no
21 painting there.

22 COUNCILWOMAN CLARK: Right, there will
23 be no painting there.

24 MS. BROWN: Thank you. They were my
25 two concerns.

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2 Thank you very much.

3 COUNCILWOMAN CLARK: No, wait a minute,
4 Mr. Harrison. Mr. Rizzo has some questions.

5 COUNCILMAN RIZZO: I'd like to go back
6 over to Commissioner Tolson in reference to the
7 scenario that you just described.

8 A truck breaks down, the compactor
9 breaks down, it's towed back to the facility.
10 It's towed back at 3 o'clock in the afternoon,
11 full of trash.

12 MS. TOLSON: Mm-hmm.

13 COUNCILMAN RIZZO: Fleet Management
14 doesn't repair that truck till the next day, so
15 that truck will sit overnight, full of trash, at
16 that repair facility until the repairs are
17 completed. If it's an engine or it's a hydraulic
18 failure, that truck is going to sit until Fleet
19 Management repairs it with trash in it; is that
20 correct?

21 MS. TOLSON: Not necessarily. It could
22 be that Fleet Management will have to eject it or
23 dump it at the site and then we would put it into
24 another truck to take away. Because sometimes
25 Fleet Management can't get into the truck that

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2 they need to because of the trash existing.

3 In any event, what happens is, they
4 have to dump it out and put it into another truck
5 and then take it away.

6 And also, if it's not necessary to dump
7 it out, Fleet Management could do their repairs
8 with the trash inside; however, they work off-
9 hours as well so that the truck would not have to
10 be down for long periods of time.

11 COUNCILWOMAN CLARK: However, Miss
12 Brown's concern is not how long it takes to fix it
13 but whether it sits in her neighborhood
14 contaminating the air of the residents in her
15 ward.

16 Your answer was, at no point will a
17 truck filled with trash sit in the street; it will
18 be in a warehouse, waiting to be fixed, or doing
19 whatever you do. She doesn't really care what you
20 do.

21 MS. TOLSON: Right. It does not sit
22 out on the street.

23 COUNCILWOMAN CLARK: It will not be out
24 on the --

25 MS. TOLSON: It will not.

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2 COUNCILWOMAN CLARK: Contaminating the
3 environment.

4 MS. TOLSON: It will not.

5 COUNCILMAN RIZZO: You're telling me
6 that that truck full of trash is going to be
7 brought inside of a building and contained inside
8 a building until Fleet Management repairs it?
9 Mr. Riley, is --

10 MS. TOLSON: It's brought back into the
11 facility, and Fleet Management repairs it inside
12 their base.

13 COUNCILMAN RIZZO: Full of trash?

14 MS. TOLSON: If the repair requires
15 something that's up front, say, motor-wise, they
16 don't have to eject the trash in order to do that
17 repair. If there's a problem, say, in the back of
18 the truck and they have to remove the trash, then
19 they put it into another truck and they take it
20 away.

21 COUNCILMAN RIZZO: Okay. The point,
22 and I don't mean to cause a problem here today.
23 This sounds good on paper, and I'm coming from a
24 realistic approach to what I know happens versus
25 what's supposed to happen, and I'm just trying to

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2 make it clear that if that truck comes back to
3 Fleet Management and is full of trash, in my
4 opinion, it's not going to immediately be put
5 inside of a building where the community is
6 protected. And that that truck -- again, from
7 knowledge and experience, that truck could sit in
8 the parking lot outside.

9 Mr. Riley Harrison can answer that
10 question. How immediate that that truck is going
11 to be put inside to me is questionable.

12 MR. HARRISON: I think we have two
13 questions here, Councilman. It depends on the
14 nature of the breakdown and the repair that needs
15 to be made. If it's something similar to changing
16 a flat tire, it can be done in most cases while
17 the operator waits. Or if it's a light bulb or
18 something that needs to be repaired, normally it's
19 done, you know, on a priority.

20 If in fact it's a major repair
21 involving an engine or transmission or a rear end
22 -- which from time to time happens -- then we
23 have to make a decision with the Operating
24 Department. You know, will the vehicle be towed
25 to a transfer station and unloaded, will it be

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2 ejected at the site and reloaded into another
3 compactor? Will it be transferred to another
4 repair facility, of which we have 17?

5 So depending on the workload at the
6 time, and in most cases, supporting this type of
7 operation that's 24 hours a day, you know, we'd
8 set the priority and work with the Department to
9 try and, you know, expedite the repair or transfer
10 it to one of our other facilities.

11 COUNCILWOMAN CLARK: But you've heard
12 her concern, haven't you?

13 MR. HARRISON: I have heard the --

14 COUNCILWOMAN CLARK: And her concern is
15 a legitimate one: that her residence not be
16 exposed to an additional health hazard because of
17 the condition of our trucks.

18 MR. HARRISON: I understand.

19 COUNCILWOMAN CLARK: Miss Brown, are
20 you satisfied that you've gotten a reasonable
21 answer to your reasonable question?

22 MS. BROWN: Yes, I am.

23 COUNCILWOMAN CLARK: All right. Are
24 there any other concerns by members of the
25 committee?

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2 (No response.)

3 COUNCILWOMAN CLARK: Thank you very
4 much.

5 MS. BROWN: Thank you.

6 COUNCILWOMAN CLARK: Okay, the next
7 one.

8 THE CLERK: Bill No. 990724, an
9 ordinance authorizing the Commissioner of Public
10 Property, on behalf of the City of Philadelphia,
11 to enter into a sublease agreement with the
12 Philadelphia Authority for Industrial Development
13 for use by the City and affiliated agencies,
14 including the Free Library of Philadelphia, for
15 offices and/or library purposes, premises located
16 at 18 South Seventh Street, Philadelphia,
17 Pennsylvania, under certain terms and conditions.

18 COUNCILWOMAN CLARK: Thank you.

19 Good afternoon, Commissioner. Proceed
20 with your testimony.

21 COMMISSIONER PEREZ: Good afternoon,
22 Chairwoman Clark. Again, my name is Andres Perez,
23 Commissioner of the Department of Public Property,
24 and I'm here to testify on behalf of Bill No.
25 990724.

1 11/9/99 PUB. PROP. - Bill 990724

2 This bill will permit the City to
3 sublease property located at 18 South Seventh
4 Street to support the Free Library's requirements
5 for a branch library facility within the
6 surrounding neighborhood.

7 The Department of Public Property
8 supports the measure. And, accordingly, I
9 respectfully ask that City Council approve the
10 bill and that the rules be suspended so the
11 ordinance may be passed upon second reading at
12 Council.

13 COUNCILWOMAN CLARK: Thank you.

14 This is to be an additional branch
15 library and not replacing an existing one?

16 COMMISSIONER PEREZ: It is an
17 additional branch library, which I believe they
18 are referring to as the Independence Branch.

19 COUNCILWOMAN CLARK: Independence. I
20 was going to ask if there had been a name proposed
21 for it.

22 It's going to be very hard for me to be
23 against a new library, Mr. Perez. You know I'm an
24 librarian.

25 COMMISSIONER PEREZ: The building may

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2 be more familiar to you as the Balch Institute.

3 COUNCILWOMAN CLARK: Oh, yes.

4 COMMISSIONER PEREZ: We are renting
5 space within the Balch Institute.

6 COUNCILWOMAN CLARK: Within the Balch.

7 COMMISSIONER PEREZ: Yes.

8 COUNCILWOMAN CLARK: So you're going to
9 have that shared space.

10 COMMISSIONER PEREZ: Yes.

11 COUNCILWOMAN CLARK: With the -- they
12 are an ethnic studies community.

13 COMMISSIONER PEREZ: For ethic studies
14 and research, right.

15 COUNCILWOMAN CLARK: All right.
16 Located in the Balch.

17 Are there any questions by members of
18 this committee? Mr. Rizzo, any questions?

19 (No questions.)

20 COUNCILWOMAN CLARK: Are there any
21 other persons present in the room who wish to be
22 heard to speak in favor of or against the proposed
23 new library?

24 Note that I'm giving you daggers.

25 There being none. . .

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2 As happy as I am about the library, I
3 ought to ask some questions. What's the length of
4 the lease?

5 COMMISSIONER PEREZ: It's a 29-year
6 lease.

7 COUNCILWOMAN CLARK: And the rate? And
8 how many space will be subleased?

9 COMMISSIONER PEREZ: We will be
10 leasing, in round numbers, 7,700 -- a little more
11 than 7,700 square feet of rentable area, which is
12 a little less than 10 percent of the building's
13 gross.

14 The rent gradually increases from the
15 first year at \$14.25 a square foot through the
16 29th year at \$17.50 a square foot.

17 COUNCILWOMAN CLARK: So this is prime
18 territory.

19 COMMISSIONER PEREZ: Yes.

20 COUNCILWOMAN CLARK: And not warehouse
21 space.

22 COMMISSIONER PEREZ: No. It represents
23 the price of the neighborhood.

24 COUNCILWOMAN CLARK: Does it include
25 fit-out?

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2 COMMISSIONER PEREZ: We are fitting it
3 out to the library's --

4 COUNCILWOMAN CLARK: And that's in
5 addition to the --

6 COMMISSIONER PEREZ: Yes, the Capital
7 Program Office will be renovating the space for
8 the library.

9 COUNCILWOMAN CLARK: Okay. Were any
10 other sites considered for this branch?

11 COMMISSIONER PEREZ: I don't believe
12 so. I think when this site was brought to our
13 attention, the location, the synergy with the
14 Balch Institute, a nonprofit organization, the
15 condition of the space, it doesn't require
16 extensive fit-out for the normal building
17 conditions, it's got to be turned into
18 library-type space. And it met the library's
19 requirement for the general territory served.

20 COUNCILMAN KENNEY: Madam Chair?

21 COUNCILWOMAN CLARK: One last one. How
22 do the community residents feel about the proposed
23 use? Did you do any community --

24 COMMISSIONER PEREZ: I believe the
25 Library personnel did, but Mr. Shelkrot was here

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2 earlier. I don't know if he's still here.

3 COUNCILWOMAN CLARK: He's not here.

4 COUNCILMAN KENNEY: Madam Chair, if I
5 can be recognized.

6 COUNCILWOMAN CLARK: Sure.

7 COUNCILMAN KENNEY: Thank you.

8 COUNCILWOMAN CLARK: Yes, Mr. Kenney?

9 COUNCILMAN KENNEY: I'm not speaking
10 for Councilmember DiCicco but I am aware of his
11 efforts in that particular neighborhood of
12 Washington Square West. One of the things that
13 neighborhood does not have -- it has a lot of good
14 things, but one thing it doesn't have is a Free
15 Library, and that was one of his efforts in
16 attempting to find adequate in that community
17 which, would enhance the quality of life and
18 hopefully keep some of our residents living
19 there.

20 So I think there was extensive
21 communication and conversation with the
22 community. And this is something that they were
23 really pushing him to get done.

24 COUNCILWOMAN CLARK: Okay. Thank you.

25 COUNCILMAN KENNEY: Thank you.

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2 (Bill Fleming comes forward.)

3 COUNCILWOMAN CLARK: Good afternoon,
4 sir.

5 MR. FLEMING: Good afternoon. My name
6 is Bill Fleming. I'm the Administrative Services
7 Director for the Free Library.

8 COUNCILWOMAN CLARK: Good. How does
9 the community feel about the proposed new branch?

10 MR. FLEMING: The community itself is
11 very excited about the new branch. And I guess in
12 connection with Councilman DiCicco's efforts to
13 get this project off the ground, they were the
14 prime force behind getting this branch in this
15 neighborhood, and they are very excited. We
16 expect them to assist the Free Library in its
17 programming efforts and also efforts to build the
18 collection through private fund-raising.

19 COUNCILWOMAN CLARK: So if I take what
20 Mr. Kenney says on Mr. DiCicco's behalf and yours,
21 the idea for the branch might have come from the
22 community rather than the other way around.

23 MR. FLEMING: Absolutely. Absolutely.
24 We felt -- we have a number of branches around the
25 City. Currently -- we have currently 49

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2 branches. But there are sections of the City --
3 this one in particular -- which did not have a
4 branch library to adequately represent its
5 community and its culture and diversity.

6 So this is a terrific location for the
7 branch, we feel.

8 COUNCILWOMAN CLARK: So this is an
9 underserved community which will now have its
10 needs met.

11 MR. FLEMING: That's correct.

12 COUNCILWOMAN CLARK: All right. Are
13 there any other questions?

14 (No further questions.)

15 COUNCILWOMAN CLARK: Okay, thank you
16 very much.

17 Are there other persons in the room who
18 wish to be heard to speak in favor of or against
19 this bill? If so, please let me know.

20 (No response.)

21 COUNCILWOMAN CLARK: All right. Mr.
22 Clerk, are we through?

23 THE CLERK: One more, Madam Chair.
24 Bill No. 990728, an ordinance authorizing the
25 Commissioner of Public Property to convey to the

1 11/9/99 PUB. PROP. - Bill 990728
2 Redevelopment Authority of the City of
3 Philadelphia certain premises located at 1822
4 through 1835 Callowhill Street, and authorizing
5 the Commissioner of Public Property to enter into
6 or to execute such other instruments as may be
7 necessary or desirable to effectuate the
8 provisions of this ordinance, all under certain
9 terms and conditions.

10 COUNCILWOMAN CLARK: Commissioner
11 please.

12 COMMISSIONER PEREZ: Thank you and good
13 afternoon, Chairwoman Clark. My name is Andres
14 Perez, Commissioner of Public Property. I'm here
15 to testify in support of Bill No. 990728.

16 This bill will permit the City to
17 transfer a certain property located at 1823
18 Callowhill Street to the Redevelopment Authority
19 of the City of Philadelphia. The Children's
20 Crisis Treatment Center has been the sole tenant
21 of this building since November 30, 1998. The
22 property consists of a three-story masonry
23 building, with 12,166 square feet of space. The
24 Department of Public Property acquired the land in
25 1947.

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2 The Department of Public Property
3 supports this measure and, accordingly, I request
4 that City Council approve Bill 990728. I also ask
5 that the rules be suspended so that the ordinance
6 may be passed upon the second reading of Council.

7 Thank you.

8 COUNCILWOMAN CLARK: Thank you.

9 Are there any questions by members of
10 the committee?

11 What's the significance of being the
12 sole tenant?

13 COMMISSIONER PEREZ: My understanding
14 is, they've been in here since 1978 providing a
15 variety of human services. There is a
16 representative available for further questioning
17 regarding the center's actual operation.

18 There's been a nominal lease with the
19 Department of Public Property. I believe it's a
20 dollar-a-year lease for a number of years. That
21 lease lapsed some time ago. And in looking to get
22 things back in order, they have expressed their
23 interest in acquiring the building through either
24 a long-term lease or direct ownership so that they
25 can facilitate fund-raising for capital.

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2 COUNCILWOMAN CLARK: By "they," you
3 mean the Children's Crisis Center.

4 COMMISSIONER PEREZ: Yes, the
5 Children's Crisis Center.

6 COUNCILWOMAN CLARK: And it will go
7 from \$1-a-year rent to owning the building?

8 COMMISSIONER PEREZ: Yeah.

9 COUNCILWOMAN CLARK: Okay. I'm still
10 having troubling with "sole tenant."

11 COMMISSIONER PEREZ: It's a small
12 building, and they've been --

13 COUNCILWOMAN CLARK: Has somebody
14 proposed a joint lease? What is the significance
15 of sole tenant? They've been a sole tenant all
16 along, right?

17 COMMISSIONER PEREZ: Yes.

18 COUNCILWOMAN CLARK: And under the one
19 year that you propose and the one-year extension
20 -- and that is what you're asking for, right?

21 COMMISSIONER PEREZ: No, we're actually
22 asking for authorization to transfer it to the
23 Redevelopment Authority, who will enter into a
24 redevelopment agreement with the Children's Crisis
25 Center.

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2 COUNCILWOMAN CLARK: Okay.

3 COUNCILMAN NUTTER: Madam Chair?

4 COUNCILWOMAN CLARK: Yes?

5 COUNCILMAN NUTTER: Mr. Perez, maybe
6 you can put it on the record. We were in a public
7 hearing on an entirely different matter, and the
8 phraseology "redevelopment agreement" was
9 utilized, which seemed to have some time deadlines
10 by which certain actions, construction activities,
11 or bringing building up to certain codes had to be
12 done within a certain amount of time.

13 COMMISSIONER PEREZ: Right.

14 COUNCILMAN NUTTER: Is that the same
15 context in which you're using the term?

16 COMMISSIONER PEREZ: It's the same
17 approach. The agreement will contain conditions
18 similar to those conditions that we've asked for
19 in other similarly situated arrangements, where
20 title will not transfer from the RDA until the
21 organization has met those milestones, which most
22 often include a fund-raising target and an
23 acceptable renovation plan.

24 COUNCILWOMAN CLARK: Do you know what
25 the fund-raising target is for this group?

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2 COMMISSIONER PEREZ: I don't. I'd be
3 glad to ask Mr. Valdes to step forward if he's
4 still here.

5 COUNCILWOMAN CLARK: Mr. Valdes, will
6 you join us, please.

7 (Mr. Valdes comes forward.)

8 COUNCILWOMAN CLARK: Good afternoon
9 sir.

10 MR. VALDES: Good afternoon, sir.

11 MR. VALDES: Good afternoon.

12 COUNCILWOMAN CLARK: We apologize for
13 using your whole day up. I hope you've enjoyed
14 your afternoon.

15 MR. VALDES: Yes, I have, it's been
16 quite entertaining.

17 COUNCILWOMAN CLARK: Please introduce
18 yourself to the record and spell your last name
19 for the benefit of our stenographer, and help us
20 in any way you can to understand this deal.

21 MR. VALDES: Sure. My name is Tony
22 Valdes, V-A-L-D-E-S.

23 And in terms of the question, we have
24 some initially estimates as to what it would cost
25 to bring the building in terms of meeting some of

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2 the code requirements and some other improvements
3 that we need to make immediately. And it looks
4 like it's going to be about \$1.2 million.

5 COUNCILWOMAN CLARK: And you believe
6 you have the capacity to raise \$1.2 million?

7 MR. VALDES: Certainly. In addition to
8 getting assistance from a capital campaign
9 organization that could help us raise that amount
10 of money, we have a history of having been able to
11 be -- we've been quite successful with
12 fund-raising. We've raised between 1.5 to \$2
13 million over the last 4 years, just in --

14 COUNCILWOMAN CLARK: Per year?

15 MR. VALDES: In traditional
16 fund-raising, we have in the last three and a half
17 years. And that's total, without having a capital
18 campaign. A capital campaign would be
19 significantly more intense.

20 COUNCILWOMAN CLARK: How do you fund
21 your operations?

22 MR. VALDES: Our fund-raising is
23 primarily through -- I mean, our operations are
24 funded primarily through billing for services.

25 COUNCILWOMAN CLARK: Okay.

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2 MR. VALDES: We provide mental-health
3 services for young children who have been abused.

4 COUNCILWOMAN CLARK: All right.

5 COUNCILMAN NUTTER: I'm sorry, I didn't
6 catch your name.

7 MR. VALDES: Tony Valdes.

8 COUNCILMAN NUTTER: Valdes. Mr.
9 Valdes, what's the length of the term of the
10 redeveloper agreement?

11 MR. VALDES: We have not engaged i a
12 conversation with them as of yet. I think, if I
13 understand, it's pending this process.

14 COUNCILMAN NUTTER: Pending. I didn't
15 hear you. Pending. . . ?

16 MR. VALDES: Pending this process, is
17 my understanding.

18 COUNCILMAN NUTTER: All right. So
19 you're asking us to pass the bill, then you're
20 going to enter into negotiations, or final
21 negotiations, with the RDA about the length of
22 time of your redevelopment agreement.

23 Without getting in the middle of your
24 negotiations, but needing to ask this question,
25 can you give us a range of time during which you

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2 think it will take you to be able to get the
3 building up to code?

4 MR. VALDES: The report that we have
5 from the consultants that we've spoken to is, the
6 fund-raising will take between a year and a half
7 to just over two years. How much of the work can
8 begin once the money is being raised throughout
9 this time certainly depends on how quickly the
10 money is raised. But it should be, in terms of
11 money being raised, it should be completed in a
12 little over two years.

13 COUNCILMAN NUTTER: Okay.

14 COUNCILWOMAN CLARK: Now, is it clear
15 that you wouldn't start until you have raised the
16 entire amount? Or would you start when you had
17 raised a substantial amount and were satisfied
18 that the other is coming?

19 MR. VALDES: It certainly depends --
20 and that's going to be based on certain stages in
21 terms of what other priority projects there are
22 within the overall plan. Once we reach certain
23 dollar figures that we would be able to begin and
24 complete certain priority projects, then we would
25 jump in and begin those before we had raised all

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2 of the money.

3 However, our intention would be to make
4 sure that each step of the way, we've raised
5 enough for that particular project that's next on
6 list.

7 COUNCILWOMAN CLARK: What's your
8 present population?

9 MR. VALDES: Present population? It's
10 children from throughout the City. We serve
11 children between the ages of 3 and 13, although
12 focus is on children between 4 and 9.

13 COUNCILWOMAN CLARK: How many of them?

14 MR. VALDES: We serve each year
15 approximately 900 children to 950 children.

16 COUNCILWOMAN CLARK: And is it
17 residential?

18 MR. VALDES: No, it's primarily
19 outpatient services, community-based,
20 office-based. We have day services for children
21 who need, you know, five-day-a-week services, and
22 we do traditional independent --

23 COUNCILWOMAN CLARK: 'Cause some of us
24 don't know those services, could you briefly tell
25 us what you do.

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2 MR. VALDES: Certainly. We provide
3 mental health services therapy for children and
4 their families in their homes and in the schools.

5 COUNCILWOMAN CLARK: Excuse me. I need
6 to vote. Mr. Rizzo needs to go and I need his
7 vote. So we're negotiating how I can get his vote
8 and let him go at the same time.

9 COUNCILMAN RIZZO: Can I do that,
10 please?

11 COUNCILWOMAN CLARK: Yes, if you will.

12 COUNCILMAN RIZZO: I'll vote yes on all
13 of the bills in front of this committee today.

14 COUNCILWOMAN CLARK: All right. We're
15 likely to hold one.

16 COUNCILMAN RIZZO: You're likely to
17 hold one, you're holding one, okay.

18 COUNCILWOMAN CLARK: All right. Thank
19 you. I appreciate you coming today, Frank, very
20 much.

21 COUNCILMAN RIZZO: Thank you.

22 COUNCILWOMAN CLARK: And are you also
23 leaving a vote to suspend the rules so as to
24 permit consideration?

25 COUNCILMAN RIZZO: Yes, so that we can

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2 hear these, I guess, tomorrow.

3 COUNCILWOMAN CLARK: Yes, thank you.

4 So Mr. Rizzo is leaving his vote yes for the bill
5 and yes to suspend the rules.

6 COMMISSIONER PEREZ: Thank you.

7 COUNCILWOMAN CLARK: Thank you, sir.

8 Okay. So you were giving me what a day
9 is like of, what a typical day is like.

10 MR. VALDES: Oh, we have several
11 different types of services, but I'll go through a
12 couple of the different ones.

13 We have one service which is partial
14 hospitalization. The children come to us every
15 day five days a week for six hours a day. This
16 program focuses on children between 4 and 6 years
17 of age. They are provided with a therapeutic
18 environment. It's a very structured environment
19 to really work with children around socialization
20 issues, isolation issues. Of the children in this
21 program at some point have been through a
22 traumatic event or have been abused.

23 COUNCILWOMAN CLARK: Neglected or
24 abused children?

25 MR. VALDES: Yes. And so most of them

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2 come to us with issues around isolation, not being
3 able to interact with other children and with
4 adults, issues of trust. So we work with them in
5 terms of beginning to sort of come out of their
6 shell. And eventually, we prepare them to be able
7 to go on to kindergarten and succeed in school,
8 which is one of the big issues with children,
9 particularly with the children who are in that in
10 4 to 5-year-old range.

11 Other services we provide are home-
12 based services. We provide family and individual
13 therapy in the home and support services for the
14 families and the children.

15 We provide traditional office space
16 therapy, where families will come in and meet with
17 a psychologist, a social worker, or a psychiatrist
18 one day a week and go over issues that they're
19 dealing with their child and helping child move
20 forward and the plan that's been developed for the
21 child.

22 We also have a specialized program, a
23 trauma program that works with children who have
24 been through a recent traumatic event. So we'll
25 end up responding and supporting families, for

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2 example, in a recent shooting, a surviving victim
3 of a fire where the rest of the family has been
4 killed and we'll work with the child in terms of
5 their therapy and beginning to move forward.

6 COUNCILWOMAN CLARK: How many people
7 avail themselves of your services?

8 MR. VALDES: They simply call us.
9 Usually, it's the referrals from schools, from
10 hospitals. And families themselves can contact us
11 directly. The Department of Human Services and
12 different groups will contact us when they have a
13 referral.

14 COUNCILWOMAN CLARK: Okay. I thank you
15 very much for that thumbnail description of your
16 program. I think I've visited that program just
17 once, but I appreciate being refreshed on what you
18 do.

19 Are there questions from members of the
20 committee?

21 (No questions.)

22 COUNCILWOMAN CLARK: Are there other
23 persons in the room who wish to be heard to speak
24 now in favor?

25 (No response.)

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2 COUNCILWOMAN CLARK: Thank you, Mr.

3 Valdes. I appreciate it.

4 MR. VALDES: Thank you very much.

5 COUNCILWOMAN CLARK: Okay.

6 (Mr. Chapman comes forward.)

7 MR. CHAPMAN: Good afternoon again,

8 Madam Chair and members of the committee. Thomas

9 Chapman for the City Planning Commission.

10 The City Planning Commission, at its

11 meeting of November 4, 1999, reviewed Bill No.

12 990728 and recommended that it be approved.

13 COUNCILWOMAN CLARK: Thank you.

14 MR. CHAPMAN: Thank you.

15 COUNCILWOMAN CLARK: Thank you very

16 much. Did you -- did we hear from you on all the

17 rest of them?

18 MR. CHAPMAN: I beg your pardon?

19 COUNCILWOMAN CLARK: Did we hear from

20 you on all the rest of the bills?

21 MR. CHAPMAN: Yes, ma'am.

22 COUNCILWOMAN CLARK: Okay, thank you.

23 All right. Thank you, Commissioner.

24 COMMISSIONER PEREZ: Thank you.

25 COUNCILWOMAN CLARK: The public hearing

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2 Public Property and Public Works is now
3 adjourned.

4 - - -

5 COUNCILWOMAN CLARK: We will now go
6 into a public meeting.

7 The record will reflect that Bill No.
8 970746 is being held.

9 Bill No. 990645. Mrs. Blackwell?

10 COUNCILWOMAN BLACKWELL: Yes, Madam
11 Chair. I move that Bill No. 990645 be reported
12 out of committee with a favorable recommendation
13 and that the rules be suspended so that it can be
14 heard at our next session of Council.

15 (Duly seconded.)

16 COUNCILWOMAN CLARK: All in favor say
17 aye?

18 Opposes, nay?

19 I'm one person short for a quorum, and
20 I don't want to have a defect.

21 - - -

22 COUNCILWOMAN CLARK: Thank you, Mr.
23 Kenney. I appreciate you coming back.

24 So far, we are about to consider Bill
25 No. 990645. Mrs. Blackwell has made a motion that

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2 it pass.

3 (Duly seconded.)

4 COUNCILWOMAN CLARK: All in favor, say
5 aye?

6 Opposes, nay?

7 Bill No. 990645 has been passed out of
8 this committee with a favorable recommendation and
9 the suspension of the rules so as to permit
10 consideration at the next hearing of Council.

11 The next bill before us is 990669. Mr.
12 Kenney?

13 COUNCILMAN KENNEY: Madam Chair, I move
14 that Bill No. 990669 be referred out of this
15 committee with a favorable recommendation and a
16 request made for rules suspension to allow for
17 first reading at our next Council session.

18 (Duly seconded.)

19 COUNCILWOMAN CLARK: All in favor, say
20 aye?

21 Opposes, nay?

22 There being no nays, Bill No. 990669
23 has been passed out of this committee with a
24 favorable recommendation and with a further
25 recommendation that the rules of Council be

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2 suspended so as to permit first reading at the
3 next stated meeting of Council.

4 Next before us is Bill No. 990671.

5 COUNCILWOMAN BLACKWELL: Madam Chair, I
6 move that Bill No. 990671 be reported out of
7 committee with a favorable recommendation and a
8 suspension of the rules so as to be heard at our
9 next session of Council.

10 COUNCILMAN NUTTER: Madam Chair, as the
11 sponsor of the bill, I'm requesting that the bill
12 be held. There will be another public hearing of
13 the Committee on Public Property and Public Works
14 prior to the end of our session. And as you
15 recall, in the public hearing, there were some
16 outstanding issues with regard to this particular
17 bill.

18 COUNCILWOMAN CLARK: I'm more than
19 happy to accommodate that request, certainly.

20 COUNCILWOMAN BLACKWELL: Then we
21 withdraw our recommendation.

22 COUNCILWOMAN CLARK: Okay. The next
23 bill is 990 -- oh, so the disposition of Bill
24 990671 is that it is being held at the request of
25 the sponsor until certain questions have been

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2 answered.

3 Before us now is Bill No. 990718.

4 Councilwoman Blackwell?

5 COUNCILWOMAN BLACKWELL: Madam Chair, I
6 move that Bill No. 990718 be reported out of
7 committee with a favorable recommendation and also
8 for a suspension of the rules so that it may be
9 heard at our next session of Council.

10 (Duly seconded.)

11 COUNCILWOMAN CLARK: All in favor,
12 aye?

13 Opposes, nay?

14 There being none, 990718 is reported
15 out this committee with a favorable recommendation
16 and with a further recommendation that the rules
17 of Council be suspended so as to permit first
18 consideration at our next meeting of City Council.

19 Mr. Nutter, please, for 990724.

20 COUNCILMAN NUTTER: Madam Chair, I move
21 that Bill 990724 be reported out of this committee
22 with a favorable recommendation and a further
23 recommendation that the rules of Council be
24 suspended so as to permit first reading at our
25 next session.

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2 (Duly seconded.)

3 COUNCILWOMAN CLARK: All in favor, say
4 aye?

5 Opposes, nay?

6 Then Bill No. 990724 is reported out of
7 this committee with a favorable recommendation and
8 with a further recommendation that the rules of
9 Council be suspended so as to permit first reading
10 at our next stated meeting of Council.

11 The last is Bill No. 990728.

12 COUNCILMAN KENNEY: Madam Chair, I move
13 that Bill No. 990728 be reported out of this
14 committee with a favorable recommendation and an
15 additional request made for a rules suspension to
16 allow for first reading at our next Council
17 session.

18 (Duly seconded.)

19 COUNCILWOMAN CLARK: All in, favor say
20 aye?

21 Opposes, nay?

22 Then this bill, 990728, is reported out
23 of this committee with a favorable recommendation
24 and with a further recommendation that the rules
25 of Council be suspended so as to permit first

1 11/9/99 PUB. PROP. - Public Meeting

2 reading at our next stated meeting.

3 That then concludes our calendar for
4 today. I thank the members of the committee very
5 much for coming.

6 (Adjourned at 3:00 p.m.)

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RE: COUNCIL COMMITTEE ON PUBLIC PROPERTY
AND PUBLIC WORKS

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JOSEPHINE CARDILLO,

Registered Professional Reporter