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COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC HEARING AND PUBLIC MEETING
BEFORE COMMITTEE ON
PUBLIC PROPERTY AND PUBLIC WORKS

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- - -
Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, April 13, 1999
1:30 p.m.

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BILL 970350 - Authorizing Commissioner of Public
Property to execute and deliver to Philadelphia
Authority for Industrial Development, without
consideration, a deed conveying fee simple title
to certain tract of City-opened land, with
buildings and improvements thereon, situate at
4700, 4702, 4704, and 4706 Market Street, under
and subject to terms and conditions. . .
Bill 980966 - Authorizing Commissioner of Public
Property to execute and deliver to Philadelphia
Authority for Industrial Development, without
consideration, a deed conveying fee simple title
to certain tract of City-owned land, with
buildings and improvements thereon, situate in
area generally bounded by Casper, Carbon, Ontario,
and Tioga Streets. . .

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(Full text of bills within transcript.)

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PRESENT: COUNCILWOMAN AUGUSTA A. CLARK, Chair
COUNCILWOMAN JANNIE BLACKWELL
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN MICHAEL A. NUTTER

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- - -
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1 /99 PUBLIC PROPERTY & PUBLIC WORKS

2 I N D E X

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Bill 980966

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7 Duane Bumb, Deputy Director of Commerce. . . . 3

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Edward Duffy 7
Philadelphia Industrial Development Corporation

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Ken Sipos, Department of Public Property . . . 8

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1 4/13/99 PUB. PROPT. & PUB. WORKS - 970350

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

3 COUNCILWOMAN CLARK: Good afternoon,
4 ladies and gentlemen. The Committee on Public
5 Property and Public Works is now in session.

6 A quorum is present. Present at the
7 table is Councilwoman Jannie Blackwell,
8 Councilwoman Donna Reed Miller. In the room is
9 Councilman Michael Nutter. And I am the Chair,
10 Augusta Clark.

11 Would the acting Clerk will please read
12 the bill.

13 THE CLERK: Bill No. 970350,
14 authorizing the Commissioner of Public Property to
15 execute and deliver to the Philadelphia Authority
16 for Industrial Development, without consideration,
17 a deed conveying fee simple title to a certain
18 tract of City-opened land, with the buildings and
19 improvements thereon, situate at 4700, 4702, 4704
20 and 4706 Market Street, under and subject to the
21 terms and conditions of the Philadelphia
22 Industrial and Commercial Development Agreement
23 between the City, the Philadelphia Authority for
24 Industrial Development, and the Philadelphia
25 Industrial Development Corporation.

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2 COUNCILWOMAN CLARK: Thank you.

3 The Chair recognizes Councilwoman
4 Blackwell.

5 COUNCILWOMAN BLACKWELL: Madam Chair, I
6 request that this bill be held?

7 COUNCILWOMAN CLARK: Bill No. 970350
8 will be held at the request of the sponsor.

9 The clerk will read the next bill
10 before the committee.

11 THE CLERK: Bill No. 980966,
12 authorizing the Commissioner of Public Property to
13 execute and deliver to the Philadelphia Authority
14 for Industrial Development, without consideration,
15 a deed conveying fee simple title to a certain
16 tract of City-owned land, with the buildings and
17 improvements thereon, situate in an area generally
18 bounded by Casper, Carbon, Ontario, and Tioga
19 Streets; and further authorizing PAID,
20 notwithstanding any contrary requirements of the
21 Philadelphia Industrial Development and Commercial
22 Agreement between the City, the Philadelphia
23 Authority for Industrial Development, and the
24 Philadelphia Industrial Development Corporation,
25 to reconvey this property for a nominal

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2 consideration upon written approval of the
3 Director of Commerce.

4 COUNCILWOMAN CLARK: Thank you.

5 Are there persons present to be heard
6 in favor of the bill?

7 MR. BUMB: Yes, there is.

8 COUNCILWOMAN CLARK: Please introduce
9 to the record, spell your last name for benefit of
10 the stenographer, and proceed.

11 MR. BUMB: Good afternoon, Madam
12 Chairperson. My name is Duane Bumb, D-U-A-N-E,
13 B-U-M-B. I am the Deputy Director of Commerce,
14 and I am here to testify in support of Bill No.
15 980966.

16 This bill authorizes the Commissioner
17 of Public Property to convey a nine-acre parcel of
18 land at Casper and Ontario Streets in Port
19 Richmond to the Philadelphia Authority for
20 Industrial Development, or PAID. After conveyance
21 to PAID, this property will be sold be Isbre
22 Holding Corporation, which will develop a 135,000
23 square foot bottling and distribution facility on
24 the site.

25 Isbre is a Norwegian company that

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2 produces and bottles pure glacier water. They're
3 a new facility at Casper and Ontario Streets, and
4 are projected to employ 150 people on-site, with
5 an additional 100 to 150 jobs created off-site in
6 the trucking industry.

7 This location, close to the Delaware
8 River and existing port facilities, is critical to
9 Isbre. They intend to import their water in bulk
10 in tanker ships and then pump it to their facility
11 for bottling and distribution. The site is also
12 attractive because it is rail-served.

13 The City's Commerce Department and PIDC
14 have been working closely with Isbre to make this
15 new development a reality. This project will not
16 only create a state-of-the-art new facility in
17 Port Richmond but it will also replace an existing
18 junkyard which has occupied the site since the
19 1960s. The site was originally acquired by the
20 City in 1967 for port purposes, and Isbre's
21 proposed use of the site is consistent with that
22 purpose and with the site's lease restricted
23 zoning.

24 I ask that the committee consider this
25 bill favorably, and I thank you for the

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2 opportunity to testify today. I'd be happy to
3 answer any questions you may have.

4 COUNCILWOMAN CLARK: Thank you very
5 much.

6 Are there others who wish to be heard
7 to speak in favor or against this bill?

8 (Edward Duffy comes forward.)

9 COUNCILWOMAN CLARK: Good afternoon.
10 Please introduce yourself to the record.

11 MR. DUFFY: Yes. Good afternoon, Madam
12 Chairperson and members of the committee. My name
13 is Edward Duffy, E-D-W-A-R-D, D-U-F-F-Y. And I
14 represent the Philadelphia Industrial Development
15 Corporation. I am here to testify in support of
16 Bill No. 980966.

17 As Mr. Bumb stated, PIDC has been
18 working with the Commerce Department to bring this
19 new company into the City of Philadelphia. We are
20 also working with the City's Law Department to
21 terminate the lease of the existing tenant to
22 operate the scrap metal facility on the site; and
23 with the Streets Department to strike and vacate a
24 paper street, which runs through the site.

25 This ordinance is now being drafted by

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2 the Streets Department, and we hope to have it
3 enacted before the summer recess. PIDC and PAID
4 (Philadelphia Authority for Industrial
5 Development) fully support the passage of this
6 ordinance.

7 Thank you for this opportunity to
8 testify. I would be happy to answer any questions
9 that you may have regarding this ordinance.

10 COUNCILWOMAN CLARK: Thank you.

11 Are there other persons who wish to be
12 heard?

13 MR. SIPOS: Madam Chairperson and
14 members of the committee, my name is Ken Sipos,
15 from the Department of Public Property.

16 Public Property is in favor of the
17 passage of this ordinance, and I request that the
18 rules be suspended so that this could be reported
19 out of the committee and acted on at the next
20 Council meeting.

21 COUNCILWOMAN CLARK: Thank you.

22 Mr. Bumb, I understood your testimony
23 that there would be 150 jobs created in the
24 bottling plant.

25 MR. BUMB: Right.

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2 COUNCILWOMAN CLARK: And an additional
3 150 trucking jobs.

4 MR. BUMB: That's correct, Madam
5 Chairperson. The facility itself will employ
6 approximately 150 persons. But because of the
7 nature of the product, which is bottled water, it
8 will generate several -- many trucking jobs,
9 between 100 and 150 trucking jobs, in addition to
10 those on site. So we would have a net impact of
11 between 250 and 300 jobs because of this
12 development.

13 COUNCILWOMAN CLARK: Great. Are there
14 any environmental problems?

15 MR. BUMB: The site has historically
16 been an industrial site, and we have just
17 completed a Phase I environmental assessment of
18 the site; we will undertake a Phase II assessment,
19 under which we will actually do some soil sampling
20 and water sampling to determine if there's any
21 sort of cleanup or remediation needed on the site
22 before development. And that is in process right
23 now.

24 COUNCILWOMAN CLARK: Have you
25 negotiated documents that hold the City harmless?

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2 MR. BUMB: What we most likely in that
3 case will want to do -- because the City has owned
4 the property for some period of time but was not
5 the responsible party for any contaminants that
6 may be on the site historically -- is to get some
7 release from the State, which would pass with the
8 property to the new property owner.

9 COUNCILWOMAN CLARK: Right. We are
10 always interested that the City be held harmless
11 should there been any contamination in that chain
12 of command.

13 MR. BUMB: Right. We have --

14 COUNCILWOMAN CLARK: So if you will
15 protect our interest by making sure that that will
16 be done.

17 MR. BUMB: We will do that. Thank you.

18 COUNCILWOMAN CLARK: Thank you.

19 Are there any questions from other
20 members of the committee?

21 (No questions.)

22 COUNCILWOMAN CLARK: Thank you.

23 Are there any other persons in the room
24 who wish to speak in favor of or against this
25 bill?

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2 (No response.)

3 COUNCILWOMAN CLARK: There being none,
4 we thank you for your testimony.

5 MR. BUMB: Thank you.

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7 COUNCILWOMAN CLARK: The committee now
8 goes into its public session.

9 Councilwoman Blackwell?

10 COUNCILWOMAN BLACKWELL: Madam
11 Chairwoman, I move that Bill No. 980966 be
12 reported out of committee with a favorable
13 recommendation and a recommendation for a
14 suspension of the rules so as it can be heard at
15 the next session of Council.

16 (Duly seconded.)

17 COUNCILWOMAN CLARK: Thank you. It has
18 been properly moved and seconded that Bill No.
19 980966 be reported out of this committee with a
20 favorable recommendation and that the rules of
21 Council be suspended so as to permit first reading
22 at our next stated meeting of Council.

23 All in favor?

24 Opposes?

25 The ayes have it.

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2 Thank you.

3 (Adjourned at 1:38 p.m.)

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C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Tuesday, April 13, 1999, were
reported fully and accurately by me, and that this
is a correct transcript of same.

RE: COUNCIL COMMITTEE ON
PUBLIC WORKS AND PUBLIC PROPERTY
BILL NO.'s 970350, 980966

_____,
JOSEPHINE CARDILLO,
Registered Professional Reporter