

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

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, November 13, 2018
10:25 a.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILMAN ALLAN DOMB
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN DAVID OH

BILLS 180602 and 180743

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1 11/13/18 - PUBLIC PROPERTY - BILL 180743

2 COUNCILMAN HENON: Good

3 morning. We will now start the Committee
4 on Public Property and Public Works. I
5 want to first recognize we have a quorum
6 that is established. To my right,
7 Councilman Oh. To my left, Vice Chair
8 Councilman Greenlee and Councilman Domb.

9 With that, Clerk, would you
10 please read the title of the bill.

11 THE CLERK: Bills No. 180602,
12 an ordinance authorizing the Commissioner
13 of Public Property, on behalf of the City
14 of Philadelphia, to enter into a sublease
15 agreement with The Philadelphia Municipal
16 Authority, for use by the City, of a
17 portion of the premises located at 100
18 South Broad Street; and

19 Bill No. 180743, an ordinance
20 authorizing the Commissioner of Public
21 Property and the Director of Commerce, on
22 behalf of the City of Philadelphia, to
23 convey to UL Grant Avenue, LLC, a parcel
24 of land located in the vicinity of the
25 intersection of Grant Avenue and Academy

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2 Road, together with all improvements
3 thereon, under certain terms and
4 conditions.

5 COUNCILMAN HENON: Thank you.

6 For the record, Bill No. 180602
7 will be held. And, again, I will remind
8 the Committee and those here at the end
9 of our hearing and public meeting that it
10 will also be held.

11 Is there anyone here who wishes
12 to testify on Bill No. 180743?

13 Would you please approach.
14 State your name for the record and you
15 may start with your testimony, and thank
16 you all for attending here this morning.

17 (Witness approached witness
18 table.)

19 MR. TYRRELL: Good morning,
20 Mr. Chairman and members of the Committee
21 on Public Property and Public Works. My
22 name is James Tyrrell, Chief Revenue
23 Officer for Philadelphia International
24 Airport. I am pleased to appear before
25 you today to testify in support of Bill

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2 No. 180743.

3 This bill will authorize the
4 City of Philadelphia, through its
5 Department of Commerce, Division of
6 Aviation, Department of Public Property,
7 to sell approximately 8.6 acres at the
8 Philadelphia Northeast Airport which is
9 not needed for aeronautical purposes.

10 The property is an interior
11 parcel located near the intersection of
12 Grant Avenue and Academy Road. The sale
13 price of \$970,000 was determined by an
14 independent appraisal. The property was
15 posted for sale on the City's Land Bank
16 site and UL Grant Avenue, LLC bid the
17 asking price. Because the property is
18 within the airport's layout plan, the
19 Federal Aviation Administration was
20 required to and did approve a Deed of
21 Release for the property. Certain
22 aviation restrictions were made part of
23 the deed. Aviation restrictions effect
24 the height of structures that can be
25 placed on the property. Further, the

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deed stipulates that the sale proceeds must be used for capital or operating costs at Philadelphia Northeast Airport or Philadelphia International Airport.

I greatly appreciate the opportunity to speak before you today in support of Bill No. 180743 and respectfully request that the rules be suspended to allow first reading at the next Council session.

I will be happy to answer any questions you may have at this time.

COUNCILMAN HENON: Thank you for your testimony.

The Chair recognizes Councilman Domb.

COUNCILMAN DOMB: Thank you, Mr. Chairman.

Good morning. Just two quick questions. Who is the buyer and how is the property going to be used?

MR. TYRRELL: The corporate name of the buyer is UL Grant Avenue, LLC. It is the Union League of

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2 Philadelphia. The Union League owns
3 Frankford-Torresdale Country Club, and I
4 believe they are going to relocate some
5 of their maintenance facilities on the
6 site and also improve stormwater
7 management for the facility.

8 COUNCILMAN DOMB: Thank you
9 very much.

10 Thank you, Mr. Chairman.

11 COUNCILMAN HENON: I also want
12 to state for the record that this
13 property in question has been riddled
14 with vacant structures for some time. So
15 it will be something I think that will
16 improve the quality of life for the
17 neighborhood from a visibility and safety
18 standpoint. So I look forward to
19 ensuring that the Union League continues
20 to be a good neighbor in the community as
21 well as Councilman Oh -- or Councilman
22 O'Brien -- O'Neill.

23 COUNCILMAN GREENLEE: You were
24 getting closer.

25 COUNCILMAN HENON: I was

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2 getting closer. That's what happens when
3 you get a long weekend.

4 Anybody else on the Committee
5 wish to ask any questions?

6 (No response.)

7 COUNCILMAN HENON: That being
8 none, I appreciate it. Thank you for
9 your testimony.

10 Is there anyone here joining us
11 today who wishes to testify on Bill No.
12 180743?

13 (No response.)

14 COUNCILMAN HENON: Thank you so
15 much.

16 MR. TYRRELL: Thanks,
17 Councilman.

18 COUNCILMAN HENON: This will
19 conclude our public hearing on the
20 Committee of Public Property and Public
21 Works. We will now move to our public
22 meeting on the Committee of Public
23 Property and Public Works.

24 The Chair recognizes Councilman
25 Greenlee on a motion.

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2 COUNCILMAN GREENLEE: Thank
3 you, Mr. Chairman. I move that Bill No.
4 180743 be reported out of this Committee
5 with a favorable recommendation and that
6 the rules of Council be suspended to
7 allow for first reading at our next
8 session of Council.

9 (Duly seconded.)

10 COUNCILMAN HENON: It has been
11 moved and properly seconded.

12 All those in favor signify by
13 saying aye.

14 (Aye.)

15 COUNCILMAN HENON: Opposed?

16 (No response.)

17 COUNCILMAN HENON: The ayes
18 have it. Bill No. 180743 is reported out
19 of Committee with a favorable
20 recommendation with a rules suspension as
21 to be heard at our next Council session.

22 And the reminder, Bill No.
23 180602 is being held at the call of the
24 Chair.

25 Thank you so much. This

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2 concludes our Committee on Public
3 Property and Public Works.

4 (Committee on Public Property
5 and Public Works concluded at 10:30 a.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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