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COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING

4

COMMITTEE ON PUBLIC PROPERTY

5

AND PUBLIC WORKS

6

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Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, October 6, 2004
1:15 p.m.

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BILL 040703 - An Ordinance authorizing the
Commissioner of Public Property to execute
and deliver to the Philadelphia Authority
for Industrial Development ("PAID"), without
consideration, a deed conveying fee simple
title to a certain tract of City-Owned land
with the buildings and improvements thereon,
situate at 2815 Ridge Avenue...

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PRESENT:

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COUNCILMAN DARRELL CLARKE
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN RICHARD MARIANO
COUNCILMAN JACK KELLY
COUNCILMAN FRANK RIZZO
COUNCILMAN JUAN RAMOS

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I N D E X

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THOMAS DALFO, PIDC, PAID.....	5
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1 10/06/04 - PUBLIC PROPERTY - BILL 040703

2 COUNCILMAN CLARKE: Good afternoon.

3 We're convening the Committee on Public
4 Property for public hearing today.

5 Would the Clerk please read the
6 bill?

7 THE CLERK: Bill No. 040703, an
8 ordinance authorizing the Commissioner of
9 Public Property to execute and deliver to the
10 Philadelphia Authority for Industrial
11 Development without consideration a deed
12 conveying fee simple title of certain tract of
13 City-owned land with the buildings and
14 improvements there on, situate at 2815 Ridge
15 Avenue, generally under the subject to the
16 terms and conditions of the Philadelphia
17 Industrial and Commercial Development
18 Agreement between the City, the PAID, and the
19 Philadelphia Industrial Development
20 Corporation.

21 COUNCILMAN CLARKE: Please note for
22 the record we have a quorum with Councilman
23 Rizzo, Councilwoman Donna Reed Miller,
24 Councilman Mariano, Councilman Kelly and
25 Councilman Ramos.

1 10/06/04 - PUBLIC PROPERTY - BILL 040703

2 Would you please proceed with the
3 testimony. State your name for the record.

4 MR. SIPOS: Good afternoon, Chairman
5 and Members of the Committee. I'm from Public
6 Property and Public Works. My name is Ken
7 Sipos. I'm a real estate specialist in the
8 Department of Public Property. I'm here today
9 to testify in support of bill 040703, an
10 ordinance authorizing the Commissioner of
11 Public Property to execute and deliver to the
12 Philadelphia Authority for Industrial
13 Development a deed conveying title to a
14 certain tract of City-owned land with the
15 buildings and improvements there on situate at
16 2815 Ridge Avenue, generally under subject to
17 the terms and conditions of the Philadelphia
18 Industrial and Commercial Development
19 Agreement between the City, the PAID, and the
20 Philadelphia Industrial Development
21 Corporation.

22 This bill will enable the sale of
23 this City asset to Komplete Welding, owner of
24 a business located at 924-926 North 19th
25 Street. They will use the site for business

1 10/06/04 - PUBLIC PROPERTY - BILL 040703
2 expansion. Proceeds will be deposited in the
3 City's General Fund.

4 The Department of Public Property
5 supports this measure and, accordingly, I
6 respectfully ask that the Committee approve
7 Bill No. 040703.

8 I also ask that the Rules be
9 suspended so the ordinance may be passed upon
10 the second reading at Council.

11 Thank you. I'll be happy to answer
12 any questions you may have.

13 COUNCILMAN CLARKE: Thank you.

14 Any questions of this witness by
15 members of the Committee?

16 (No response.)

17 COUNCILMAN CLARKE: Three being
18 none, thank you for your testimony.

19 Anyone to testify on this bill?

20 MR. DALFO: Good afternoon, Mr.
21 Chairman and members of the of the Committee.
22 My name is Thomas Dalfo. I'm a vice president
23 with the Philadelphia Industrial Development
24 Corporation. I'm here to represent the
25 Philadelphia Authority for Industrial

1 10/06/04 - PUBLIC PROPERTY - BILL 040703

2 Development. I'm here today to testify in
3 support of Bill No. 040703.

4 As testimony has already indicated
5 this bill authorizes the City to convey a
6 parcel containing approximately 1.3 acres of
7 vacant land at 2815 Ridge Avenue to PAID.
8 After acquisition by PAID, this property will
9 be sold to Complete Welding, a private company
10 currently located at 924-26 North 19th Street.
11 Complete Welding is a manufacturer of
12 ornamental iron work. This company intends to
13 construct 10,000 square foot building to house
14 its expanding business, shop, and offices.
15 Complete welding projects to double its
16 workforce as a result of this move 9 to 18
17 employees.

18 The bill also authorizes PAID to
19 negotiate an agreement of sale with Complete
20 Welding in accordance with the terms and
21 conditions for the Philadelphia Industrial and
22 Commercial Agreement between the City, PAID
23 and PIDC for the land bank. This sale will be
24 based on two independent appraisals of the
25 property and its use as industrial site. The

1 10/06/04 - PUBLIC PROPERTY - BILL 040703
2 appraisals are underway and should be
3 completed later this month. Net proceeds from
4 the sale of this land will go to the General
5 Fund.

6 I would ask that the Committee
7 consider this bill favorably and that the
8 Rules be suspended to permit first reading at
9 the next regularly scheduled meeting of
10 Council.

11 Thanks for the opportunity to
12 testify. And if I can answer any questions,
13 I'll stay around help.

14 COUNCILMAN CLARKE: Thank you.

15 Any questions of this witness?

16 (No response.)

17 COUNCILMAN CLARKE: There being
18 none, thank you for your testimony.

19 Any other witnesses?

20 MRS. BROWN: Good afternoon. I'm
21 Wilamina Brown and this is Albert Brown, and
22 we're owners of the Komplete Welding. We'd
23 just like to thank the Committee today for
24 taking this bill under consideration and
25 conveying the property to PAID so that we can

1 10/06/04 - PUBLIC PROPERTY - BILL 040703

2 expand our operations.

3 As indicated, we've been on 900
4 block of North 19th Street since 1987. And we
5 would like to take our current operation and
6 move it into a larger building so that we can
7 expand what we're currently doing, which is
8 miscellaneous structural and supply of steel
9 operations.

10 COUNCILMAN CLARKE: Is that in the
11 Francisville section of the City?

12 MRS. BROWN: It is in the
13 Francisville section.

14 MR. BROWN: The existing building.

15 COUNCILMAN CLARKE: My understanding
16 is that your operation has grown to the point
17 where you essentially outgrown your space.

18 MR. BROWN: Right.

19 MRS. BROWN: Yes, we have.

20 MR. BROWN: We're starting to stunt
21 our growth.

22 COUNCILMAN CLARKE: Pull the mike to
23 you, sir.

24 MR. BROWN: It has been stunting our
25 growth because we normally have to outsource

1 10/06/04 - PUBLIC PROPERTY - BILL 040703

2 or subcontract products that we could build
3 but we don't have the space in our present
4 location to do it in-house.

5 COUNCILMAN CLARKE: Have you been
6 doing any work for any of the municipalities,
7 any government agencies?

8 MR. BROWN: We acquired quite a few
9 contracts with the Philadelphia Housing
10 Authority. We've done Schuylkill Falls as an
11 example of Martin Luther King through Kenny
12 Gamble and that project downtown. We've had
13 quite a few RDA projects that we're working
14 on.

15 Part of the expansion is I come from
16 railway manufacturing background. We're
17 looking at SEPTA, the Transit Authority to do
18 retrofit parts, also Boeing Aircraft and the
19 defense industry.

20 COUNCILMAN CLARKE: Boeing Aircraft?
21 I think we need to give you a bigger space.

22 The employees that you currently
23 have, are they from the surrounding
24 neighborhood?

25 MS. BROWN: They're from the

1 10/06/04 - PUBLIC PROPERTY - BILL 040703
2 community. That's one of the things that we
3 want to continue to do when we move over to
4 the other facility is to increase our staff by
5 using people from the neighborhood and making
6 sure that we have an economic infusion in the
7 neighborhood from people who are working
8 there.

9 MR. BROWN: Also, we have a co-op
10 with the Dobbins Randolph Skill Center. We
11 hire their senior or we give them on-site
12 training. So we've been involved with that
13 program for about the last 10 years.

14 COUNCILMAN CLARKE: I think you'll
15 have the support of my colleagues who happens
16 to be an alumni of Dobbins.

17 COUNCILMAN RAMOS: I'm all for them.

18 COUNCILMAN CLARKE: Sounds good.

19 Any questions from members of the
20 Committee of these witnesses?

21 COUNCILMAN KELLY: I just have one
22 questions.

23 COUNCILMAN CLARKE: Councilman
24 Kelly.

25 COUNCILMAN KELLY: According to

1 10/06/04 - PUBLIC PROPERTY - BILL 040703

2 Dalfo's, testimony he says that you're
3 planning on increasing your workforce from 9
4 to 18 employees. Is that correct?

5 MR. BROWN: That's correct.

6 COUNCILMAN KELLY: Now you need the
7 room for them to work; is that correct.

8 MR. BROWN: That's correct.

9 COUNCILMAN KELLY: That makes sense.
10 Thank you.

11 COUNCILMAN CLARKE: Thank you,
12 Councilman.

13 Any other questions?

14 COUNCILMAN RAMOS: No questions. I
15 just want to commend you both for the work
16 that you're doing. Good stories sometimes are
17 rare around here and then we get them in
18 bursts. It's good to come down here and hear
19 a good neighborhood story of economic
20 development and expansion and job creation and
21 picking up the kids from Dobbins Tech, my alma
22 mater, so I commend you for the work you're
23 doing.

24 MR. BROWN: Thank you.

25 MRS. BROWN: Thank you.

1 10/06/04 - PUBLIC PROPERTY - BILL 040703

2 COUNCILMAN CLARKE: Thank you for
3 your testimony.

4 Anyone else to testify on this bill?

5 (No response.)

6 COUNCILMAN CLARKE: That concludes
7 the public hearing.

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COUNCIL OF THE CITY OF PHILADELPHIA

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PUBLIC MEETING

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COMMITTEE ON PUBLIC PROPERTY

5

AND PUBLIC WORKS

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Wednesday, October 6, 2004

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Public meeting conducted by the
Committee on Public Property and Public Works,
held in Room 400, City Hall, Philadelphia,
Pennsylvania, on the above date, to consider
action on the following:

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BILL 040703.

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PRESENT:

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COUNCILMAN DARRELL CLARKE
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN RICHARD MARIANO
COUNCILMAN JACK KELLY
COUNCILMAN FRANK RIZZO
COUNCILMAN JUAN RAMOS

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1 10/06/04 - PUBLIC PROPERTY - PUBLIC MEETING

2 COUNCILMAN CLARKE: We now enter
3 into the public meeting.

4 Councilman Ramos, please make a
5 motion.

6 COUNCILMAN RAMOS: I make a motion
7 that Bill No. 040703 be reported out of
8 Committee and the Rules be suspended so we can
9 hear this at our next session of City Council
10 with a favorable recommendation.

11 (Duly seconded.)

12 COUNCILMAN CLARKE: All in favor?

13 (Aye.)

14 COUNCILMAN CLARKE: All opposed?

15 (No response.)

16 COUNCILMAN CLARKE: The bill is
17 reported out of Committee with a favorable
18 recommendation and the Rules will be suspended
19 and will be read at the next session of
20 Council.

21 This concludes the public meeting.

22 Thank you very much for your time.

23 (Council adjourned at 1:24 p.m.)

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C E R T I F I C A T I O N

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Wednesday, October 6, 2004,
were reported fully and accurately by me, and
that this is a correct transcript of the same.

RE: COMMITTEE ON PUBLIC PROPERTY AND
PUBLIC WORKS

Lisa C. Bradley, RPR