

Committee on Public Property
June 7, 2018

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

Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, June 7, 2018
3:40 p.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILMAN WILLIAM K. GREENLEE
COUNCILWOMAN HELEN GYM
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DAVID OH

BILLS 180367, 180453, 180455, 180456, 180462,
and 180508

- - -

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1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 COUNCILMAN HENON: Good
3 afternoon, everybody. We will now begin
4 our Committee on Public Property and
5 Public Works. Welcome.

6 First, I want to recognize we
7 have a quorum. To my left is
8 Councilwoman Gym, Councilman Greenlee.
9 To my right, Councilman Jones and
10 Councilman Oh.

11 Clerk, would you please read
12 the title of the bills.

13 THE CLERK: Bill No. 180367, an
14 ordinance amending Chapter 16-400 of The
15 Philadelphia Code, entitled "Vacant and
16 Surplus Properties," to allow property
17 dispositions by the Philadelphia Land
18 Bank; all under certain terms and
19 conditions; and

20 Bill No. 180453, an ordinance
21 authorizing the Procurement Commissioner
22 and the Free Library of Philadelphia, on
23 behalf of the City, to enter into a
24 sublease agreement to lease from the
25 Philadelphia Municipal Authority personal

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 computers and associated equipment, and
3 receive related maintenance and other
4 services, for the use of the Free Library
5 of Philadelphia; and

6 Bill No. 180455, an ordinance
7 authorizing the Commissioner of Public
8 Property, on behalf of the City of
9 Philadelphia, to enter into a lease
10 agreement with Why Partners, L.P., for
11 use by the City of a portion of the
12 premises located at 1425 Arch Street; and

13 Bill No. 180456, an ordinance
14 authorizing the Commissioner of Public
15 Property, on behalf of the City of
16 Philadelphia, to acquire fee simple title
17 or a lesser real estate interest to all
18 or a portion of parcels of land, together
19 with the improvements thereon, located in
20 and about the area bounded by West
21 Huntingdon Street, North 31st Street,
22 West York Street and North Napa Street;
23 and

24 Bill No. 180462, an ordinance
25 authorizing the Commissioner of Public

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 Property, on behalf of the City of
3 Philadelphia, to enter into an amendment
4 to sublease agreement with the
5 Philadelphia Authority for Industrial
6 Development for use by the City of
7 premises located at 1101 Market Street;
8 and

9 Bill No. 180508, an ordinance
10 authorizing the Commissioner of Public
11 Property, on behalf of the City of
12 Philadelphia, to acquire fee simple title
13 or a lesser real estate interest to all
14 or a portion of a parcel or parcels of
15 land, together with the improvements
16 thereon, located in and about the area
17 bounded by the Schuylkill River, The
18 Schuylkill River Trail, Hagys Mill Road
19 and Port Royal Avenue, all under certain
20 terms and conditions.

21 COUNCILMAN HENON: Thank you.

22 Is there anyone here from the
23 Administration from Public Property that
24 wishes to testify on Bill Nos. 180455 and
25 180462?

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2 You may state your name for the
3 record and proceed with your testimony.

4 DEPUTY COMMISSIONER CASIMIR:

5 Good afternoon, Chairman Henon and other
6 members of the Committee of Public
7 Property and Public Works. My name is
8 Dominique Casimir and I am the Deputy
9 Commissioner of Real Estate for the
10 Department of Public Property. I am here
11 today to testify in support of Bill No.
12 180455, an ordinance authorizing the
13 Commissioner of Public Property, on
14 behalf of the City of Philadelphia, to
15 enter into a lease agreement with Why
16 Partners, L.P., for the premises located
17 at 1425 Arch Street, under certain terms
18 and conditions.

19 The Code Unit department,
20 relocating from 714 Market Street, will
21 use this location for administrative
22 purposes. The City recommends the
23 property at 1425 Arch Street for
24 relocation. The lease for the property
25 will commence no later than August 1st,

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 2018 for a term of five years, under
3 certain terms and conditions.

4 The Department of Public
5 Property supports this measure and,
6 accordingly, I respectfully ask that City
7 Council approve Bill No. 180455.

8 I am requesting a suspension of
9 all rules so as to allow for the first
10 reading at the next session of Council.

11 Thank you, and I will be happy
12 to answer any questions you may have.

13 COUNCILMAN HENON: Thank you.

14 Anybody on the Committee wish
15 to ask any questions on Bill 180455?

16 (No response.)

17 COUNCILMAN HENON: You may
18 proceed with 180462. And there is an
19 amendment that has been circulated to the
20 members, and you can speak on that at the
21 end of your -- during your testimony,
22 please.

23 DEPUTY COMMISSIONER CASIMIR:

24 Good afternoon, Chairman Henon and other
25 members of the Committee on Public

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 Property and Public Works. My name is
3 Dominique Casimir and I am the Deputy
4 Commissioner of Real Estate for the
5 Department of Public Property. I am here
6 to testify today in support of Bill No.
7 180462, an ordinance authorizing the
8 Commissioner of Public Property, on
9 behalf of the City of Philadelphia, to
10 enter into an amendment to sublease
11 agreement with the Philadelphia Authority
12 for Industrial Development for use by the
13 City of the premises located at 1101
14 Market Street, under certain terms and
15 conditions.

16 The Health Department,
17 relocating from the Municipal Services
18 Building and 500 South Broad Street, will
19 use this location for administrative
20 purposes. The City recommends the
21 property at 1101 Market Street for
22 relocation. The sublease for the
23 property will commence no later than July
24 1st, 2018 for a term of seven years,
25 under certain terms and conditions.

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2 The Department of Public
3 Property supports this measure and,
4 accordingly, I respectfully ask that City
5 Council approve Bill No. 180462.

6 I am requesting a suspension of
7 all rules so as to allow for the first
8 reading at the next session of Council.

9 Thank you, and I will be happy
10 to answer any questions you may have.

11 COUNCILMAN HENON: Thank you
12 for your testimony.

13 Anybody wish to ask any
14 questions on Bill Nos. 180455 and 180462?

15 (No response.)

16 COUNCILMAN HENON: Is there
17 anyone else here that wishes to testify
18 or have any testimony on Bill Nos. 180455
19 and 180462?

20 (No response.)

21 COUNCILMAN HENON: Being none,
22 thank you for your testimony.

23 DEPUTY COMMISSIONER CASIMIR:
24 Thank you.

25 COUNCILMAN HENON: Is there

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 anyone from the Free Library that wishes
3 to testify on Bill No. 180453?

4 (Witnesses approached witness
5 table.)

6 MR. BENFORD: Good afternoon,
7 Chairman Henon and members of the Public
8 Property and Public Works Committee. I
9 am Joe Benford, Deputy Director of
10 Customer Engagement for the Free Library
11 of Philadelphia representing Siobhan
12 Reardon, the President and Director of
13 the Library, who had a prior engagement
14 today. I am here today to testify in
15 support of Bill No. 180453, which
16 authorizes the Free Library and the
17 Procurement Commissioner to enter into a
18 sublease agreement to lease public
19 computers from the Philadelphia Municipal
20 Authority for the use of the Free
21 Library's staff and customers.

22 This ordinance will allow the
23 Free Library to lease 2,158 personal
24 computers and related equipment, plus
25 cover maintenance and installation. We

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2 will be replacing and updating equipment
3 at 59 locations, including all 49
4 neighborhood libraries, three regional
5 libraries, Parkway Central, the Library
6 for the Blind and Physically Handicapped,
7 two hotspots in local non-profit
8 organizations, and three administrative
9 units.

10 The contract will last four
11 years and will provide for an additional
12 transition period of approximately five
13 months for delivery, installation, and
14 removal of the old PCs. A multi-year
15 contract is essential to provide
16 financing for the lease and will be more
17 efficient in light of the number of
18 computers that the Free Library leases.
19 The vendor will be approved by the City,
20 and participation ranges for minority,
21 women, and disabled business enterprises
22 will be set by the Office of Economic
23 Opportunity. If Council approves this
24 ordinance before June 30th, the Library
25 can have the new computers installed and

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2 operating by January 2019.

3 Free access to public computers
4 is one of the most vital services that
5 the Free Library provides to the citizens
6 of Philadelphia. Too many households are
7 without Internet access, and the Library
8 provides a crucial lifeline. With the
9 support of City Council, we will continue
10 to deliver this essential service.

11 Our thanks for your
12 consideration, and I'd be happy to answer
13 any questions you might have.

14 COUNCILMAN HENON: Thank you
15 for your testimony.

16 The Chair recognizes Councilman
17 Jones.

18 COUNCILMAN JONES: Thank you,
19 Mr. Chairman.

20 Very quickly. You choose to
21 lease computers versus buying them why?

22 MR. BENFORD: It's more cost
23 effective to lease than to buy. The
24 estimated cost of an outright buy program
25 would be around 3.88 million, whereas the

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2 lease we project will cost us about 2.3
3 million.

4 COUNCILMAN JONES: Within the
5 covenant of that lease, will you upgrade
6 or are able to upgrade -- a computer is
7 obsolete the day you buy it.

8 MR. BENFORD: Right.

9 COUNCILMAN JONES: So does it
10 allow you an open end to upgrade and --

11 MR. BENFORD: And I brought
12 with me my Deputy Director of IT and
13 Digital Strategies, John Meier, for just
14 such responses.

15 COUNCILMAN JONES: You knew it
16 was coming.

17 MR. MEIER: Yes.

18 COUNCILMAN JONES: State your
19 name for the record, please.

20 MR. MEIER: John Meier, Deputy
21 Director of IT and Digital Strategies
22 with the Free Library of Philadelphia.

23 So, Councilman, your question
24 again as far as upgrading?

25 COUNCILMAN JONES: So the day

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2 you buy a computer, just like a car, it
3 begins to be obsolete. In this lease how
4 long is the term of the lease?

5 MR. MEIER: So the term would
6 be four years, with a five-month kind of
7 buffer in order to get the next lease in
8 place.

9 COUNCILMAN JONES: And within
10 that five-year term, if there's a new
11 virus that comes out or a new software
12 needed to be compatible with other
13 computers around the world, is that built
14 into the lease?

15 MR. MEIER: So the things like
16 virus protection and malware is handled
17 in a separate support package for the
18 Free Library of Philadelphia, but as far
19 as the four-year term for the lease, we
20 will be able to support with this lease
21 any upgrades that are required with the
22 hardware and services that we're
23 providing to the public.

24 COUNCILMAN JONES: A lot of
25 these computers, particularly as you move

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2 more online and tend to have books
3 online, does it have the capacity to
4 absorb all of the data needed?

5 MR. MEIER: Yes. So some of
6 the programs with the Library that are
7 particularly intensive, our BRIC program,
8 which is the Business Resource Innovation
9 Center for the Library, those programs
10 that are offered there, certain
11 databases, graphic programs like photo
12 shop, certain editing software, the spec
13 that we have that is built in for public
14 service will be able to accommodate those
15 features and functionality.

16 COUNCILMAN JONES: So one of
17 the things that in libraries we're trying
18 to build in is a multi-media concept so
19 that as these books come online or as we
20 get a wider variety of movies and things
21 like that, that we have the capacity
22 electronically to do that. Does this
23 contract kind of encompass that?

24 MR. MEIER: So from the
25 hardware perspective with this contract,

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2 we will be able to support for things
3 like streaming and bandwidth for video or
4 more kind of bandwidth-intensive
5 services. That is in a secondary
6 contract that is currently under
7 agreement with Verizon, and in both
8 cases, both sides of that contract
9 positions us to be able to deliver like
10 you were describing for the public.

11 COUNCILMAN JONES: So the
12 hardware will be compatible with whatever
13 fiber --

14 MR. MEIER: Yes. So not only
15 do we have the appropriate level of
16 bandwidth or Internet capability, but we
17 also have the hardware that will be
18 required to support that functionality.

19 COUNCILMAN JONES: Thank you,
20 Mr. Chairman.

21 COUNCILMAN HENON: Any other
22 members have any questions for Bill No.
23 180453?

24 (No response.)

25 COUNCILMAN HENON: Anyone else

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2 here who wishes to testify on Bill No.

3 180453?

4 (No response.)

5 COUNCILMAN HENON: That being
6 none, thank you for your testimony. We
7 appreciate it. We'll talk to you soon.
8 Look forward to those computers being
9 online soon.

10 MR. MEIER: Thank you,
11 Councilman.

12 COUNCILMAN HENON: Is the
13 Department of Parks and Rec -- we want to
14 hear from the department that wishes to
15 testify on Bill No. 180456.

16 (Witness approached witness
17 table.)

18 COUNCILMAN HENON: State your
19 name for the record and you may proceed
20 with your testimony.

21 DEPUTY COMMISSIONER PALANTINO:
22 Aparna Palantino, Deputy Commissioner of
23 Parks and Recreation.

24 Good afternoon, Chairman Henon
25 and members of the Committee on Public

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 Property and Public Works. My name is
3 Aparna Palantino and I'm Deputy
4 Commissioner for Infrastructure and Land
5 Management for the Department of Parks
6 and Recreation. I am here today to
7 testify in support of Bill No. 180456, an
8 ordinance authorizing the Commissioner of
9 Public Property, on behalf of the City of
10 Philadelphia, to acquire three parcels of
11 land, together with the improvements
12 thereon, commonly known as 2400 to 2406
13 North 31st Street, 2458 to 2462 North
14 31st Street, and 2548 to 2556 North 31st
15 Street, under certain terms and
16 conditions.

17 This ordinance will enable the
18 City of Philadelphia to acquire, at a
19 nominal fee, three parcels of property
20 currently residing in the Philadelphia
21 Redevelopment Authority's inventory. The
22 parcels in question are located in the
23 Fifth Council District. Council
24 President is providing some capital
25 funding for renovations to these parcels,

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2 which will include greening, new play
3 equipment, and safety matting. Parks and
4 Recreation will oversee the improvements
5 and maintain these parcels once
6 completed.

7 The Department of Parks and
8 Recreation supports this measure and,
9 accordingly, I respectfully request that
10 City Council approve Bill No. 180456.

11 I am also requesting a
12 suspension of the rules so as to allow
13 for first reading at the next session of
14 Council.

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

17 COUNCILMAN HENON: Well, thank
18 you for your testimony.

19 I got a question. Will you be
20 building a structure on the parcels?

21 DEPUTY COMMISSIONER PALANTINO:
22 On any of these parcels? No. Actually,
23 currently one of them has a basketball
24 court, and it will be maintained a
25 basketball court. And the other two

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 sites are play equipment.

3 COUNCILMAN HENON: So it will
4 be general maintenance, somebody coming
5 around, a supervisor driving by or
6 anything. So programming won't be
7 directly supervised by Parks and Rec; it
8 will be like an active accessible
9 playground?

10 DEPUTY COMMISSIONER PALANTINO:

11 Yes.

12 COUNCILMAN HENON: But not
13 under any kind of program for Parks and
14 Rec, right?

15 DEPUTY COMMISSIONER PALANTINO:

16 No.

17 COUNCILMAN HENON: Anyone else
18 have any questions on the Committee?

19 COUNCILMAN JONES: This is
20 whose district?

21 DEPUTY COMMISSIONER PALANTINO:

22 It's Fifth Council.

23 COUNCILMAN JONES: Got it.

24 Approved.

25 COUNCILMAN HENON: Is there

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 anyone else here that wishes to testify
3 on 180456?

4 (No response.)

5 COUNCILMAN HENON: That being
6 none, thank you, and thank you for your
7 commitment to making our neighborhoods a
8 little stronger by adding play equipment
9 and making people come into a safe place.
10 Thank you.

11 DEPUTY COMMISSIONER PALANTINO:
12 Thank you very much.

13 COUNCILMAN HENON: Is there
14 anyone from the Water Department that
15 wishes to offer testimony on Bill No.
16 180508.

17 (Witness approached witness
18 table.)

19 COUNCILMAN HENON: Welcome.
20 State your name for the record and you
21 may proceed with your testimony.

22 DEPUTY COMMISSIONER KATZ:
23 David Katz, Deputy Commissioner for
24 Compliance for the City's Water
25 Department.

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2 Good afternoon, Chairman Henon
3 and members of the Committee on Public
4 Property and Public Works. My name is
5 Dave Katz, Deputy Commissioner for
6 Compliance for the City's Water
7 Department. I am here to testify on Bill
8 No. 180508, which authorizes the City to
9 purchase a portion of property on River
10 Road along the Schuylkill River in
11 Roxborough. Councilman Jones introduced
12 the bill on May 17th, 2018.

13 This bill is one of many
14 related to a sewer construction project
15 the Water Department is required to
16 undertake on River Road. Currently,
17 there is no public sewer on River Road.
18 Residents are on septic systems, and many
19 of those septic systems are failing. The
20 Water Department has been working with
21 the residents and is now poised to
22 construct a public sewer in River Road to
23 alleviate unsanitary conditions.

24 The topography of the area is
25 such that a small pump station must be

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 constructed to direct flow uphill to a
3 gravity sewer in Nixon Street. The
4 constraints of the public right-of-way
5 require the underground pump station be
6 constructed on a small piece of adjacent
7 property, and the City's acquisition of
8 that property is what we are discussing
9 today.

10 PWD has negotiated the purchase
11 of an approximately 30 by 40 foot piece
12 of land that will be subdivided from the
13 existing parcel. The purchase price is
14 \$46,800. With the acquisition of this
15 property, PWD can move forward with
16 construction and provide long overdue
17 sanitary sewer service to that section of
18 Philadelphia.

19 The Water Department
20 respectfully requests that this bill be
21 reported favorably out of the Committee
22 and that the rules of Council be
23 suspended to allow for the first reading
24 of this bill at the next session of City
25 Council.

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2 I appreciate the opportunity to
3 appear before you today, and I'm happy to
4 answer any questions.

5 COUNCILMAN HENON: Well, thank
6 you for your testimony.

7 Anybody on the Committee wishes
8 to -- the Chair recognizes Councilman
9 Greenlee.

10 COUNCILMAN GREENLEE: Thank
11 you, Mr. Chairman.

12 We were just talking here. The
13 land that you're buying, once you do what
14 you do, then what happens with the land?

15 COMMISSIONER KATZ: Well, we're
16 purchasing a 1,200 square foot parcel.

17 COUNCILMAN HENON: Could you
18 speak into the microphone, please.

19 COMMISSIONER KATZ: And we'll
20 be installing a pump station that will be
21 underground. So all you'll see on that
22 parcel will be about a concrete pad with
23 a manhole that will then be vegetated to
24 hopefully blend in to the existing area
25 around that parcel.

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2 COUNCILMAN GREENLEE: Okay.

3 COUNCILMAN HENON: The Chair
4 recognizes Councilman Jones.

5 COUNCILMAN JONES: Thank you,
6 Mr. Chairman.

7 Some of the history, when I
8 first got elected in '08, we took a ride
9 up there, and the homes are built
10 adjacent to the river. And so because
11 they had their own septic tanks, the EPA
12 literally sued us, because some of the
13 rain emergencies, it was flowing into the
14 river. And so the Water Department has
15 gone on this journey to install -- and
16 it's a journey.

17 COMMISSIONER KATZ: It is a
18 journey.

19 COUNCILMAN JONES: I think it's
20 about \$5 million worth of --

21 COMMISSIONER KATZ: Yes. 4.6
22 million, yes.

23 COUNCILMAN JONES: Worth of new
24 sewer systems, and it was not a given
25 that the residents up there wanted it.

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 It was amazing. So we had to argue the
3 point.

4 COUNCILMAN GREENLEE:

5 Mr. Chairman.

6 Isn't there some cost put on
7 the residents to do that?

8 COMMISSIONER KATZ: Yes. Well,
9 if the residents do elect to hook up,
10 there will be a cost, and that will be
11 put out of the sewer fee, but they're not
12 going to be mandated. If their septic
13 system fails, then they will be, of
14 course, mandated to hook in, because that
15 will provide unsanitary conditions and
16 risk pollution. But until then, they
17 will not be required to hook up. They
18 should, though. It will be a wonderful
19 amenity for that community.

20 COUNCILMAN GREENLEE: The
21 reason I know that, even in my
22 neighborhood, they're not septic systems,
23 but they're private sewers, and sometimes
24 they have problems, they start cracking,
25 and the neighbors have to -- sometimes it

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2 can be quite costly depending on how much
3 you have to dig and all that good stuff.

4 COMMISSIONER KATZ: That's
5 absolutely right.

6 COUNCILMAN GREENLEE: Thank
7 you.

8 Thank you, Mr. Chairman.

9 COUNCILMAN HENON: Thank you.

10 Anyone else here wishes to
11 testify on Bill No. 180508?

12 (No response.)

13 COUNCILMAN HENON: That being
14 said, thank you for your testimony.

15 COMMISSIONER KATZ: Thank you.

16 COUNCILMAN HENON: We will now
17 move on to Bill No. 180367. Is there
18 somebody -- Angel Rodriguez here from
19 Philadelphia Land Bank or somebody to
20 give testimony on Bill No. 180367?

21 (No response.)

22 COUNCILMAN HENON: All right.
23 No testimony. Great.

24 Well, this will conclude our
25 public hearing on Public Property and

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 Public Works. For the record, there is
3 testimony that has been submitted from
4 Angel Rodriguez, who is the Executive
5 Director for Philadelphia Land Bank, and
6 that will be entered in on the record.

7 We will now go to our -- we
8 will conclude our public hearing and move
9 into our public meeting.

10 The Chair recognizes Councilman
11 Greenlee.

12 COUNCILMAN GREENLEE: Thank
13 you, Mr. Chairman. First, I'd like to
14 move the adoption of the amendment to
15 Bill No. 180462, which has been
16 distributed to the members of the
17 Committee.

18 (Duly seconded.)

19 COUNCILMAN HENON: It has been
20 moved and properly seconded on the
21 amendment to Bill No. 180462.

22 All those in favor signify by
23 saying aye.

24 (Aye.)

25 COUNCILMAN HENON: Opposed?

1 6/7/18 - PUBLIC PROPERTY - BILL 180367, ETC.

2 (No response.)

3 COUNCILMAN HENON: The ayes
4 have it. The amendment to Bill No.
5 180462 has been adopted.

6 The Chair recognizes Councilman
7 Greenlee on a motion on Bill No.
8 180462 -- we'll do them all at one time.
9 Okay.

10 COUNCILMAN GREENLEE: Thank
11 you, Mr. Chairman. I move that the
12 following bills be reported out of this
13 Committee with a favorable recommendation
14 and that the rules of Council be
15 suspended to allow for first reading at
16 our next session of Council: Bill Nos.
17 180367, 180453, 180455, 180456, 180462 as
18 amended, and 180508.

19 (Duly seconded.)

20 COUNCILMAN HENON: It has been
21 moved and properly seconded.

22 All those in favor signify by
23 saying aye.

24 (Aye.)

25 COUNCILMAN HENON: Opposed?

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2 (No response.)

3 COUNCILMAN HENON: The ayes
4 have it. All the bills that have just
5 been read into the record and unanimously
6 approved will be read at our next Council
7 session with the rules being suspended.

8 Thank you, and this concludes
9 our public hearing on Public Property and
10 Public Works.

11 Thanks.

12 (Committee on Public Property
13 and Public Works concluded at 4:00 p.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
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RPR-Notary Public

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