

Committee on Public Property and Public Works
October 18, 2016

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

Room 400, City Hall
Philadelphia, Pennsylvania
Tuesday, October 18, 2016
10:20 a.m.

PRESENT:
COUNCILMAN BOBBY HENON, CHAIR
COUNCILMAN WILLIAM K. GREENLEE
COUNCILWOMAN HELEN GYM
COUNCILMAN MARK SQUILLA

BILLS 160617, 160774, 160775, and 160843

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COUNCILMAN HENON: Good morning, good morning, good morning, good morning.

Good morning, ladies and gentlemen. The Committee of Public Property and Public Works is now in session.

Would the Clerk please read the titles of the bills.

THE CLERK: Bill No. 160617, an ordinance authorizing the Commissioner of Public Property and the Director of Commerce, on behalf of the City, to acquire approximately 20.8 acres of land known as Parcel G, bounded by Island and Bartram Avenues and I-95, together with all improvements thereon, all under certain terms and conditions; and

Bill No. 160774, an ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to accept an assignment of an easement agreement pertaining to property along the Delaware River bounded

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2 by North Delaware Avenue, Penn Treaty
3 Park, the Delaware River and Shackamaxon
4 Street (extended to the Delaware River),
5 commonly known as 1143-51 Delaware
6 Avenue, Philadelphia, PA, under certain
7 terms and conditions; and

8 Bill No. 160775, an ordinance
9 authorizing the Commissioner of Public
10 Property, on behalf of the City, to
11 acquire fee simple title or a lesser
12 interest such as an easement, by
13 purchase, condemnation or otherwise, in
14 parcels of land along the Delaware River
15 and the Delaware River Trail connecting
16 to Penn Treaty Park, and authorizing an
17 agreement between the City and the
18 Philadelphia Redevelopment Authority for
19 the PRA to act as the City's condemnation
20 agent, under certain terms and
21 conditions; and

22 Bill No. 160843, an ordinance
23 authorizing the Commissioner of Public
24 Property, on behalf of the City, to enter
25 into a sublease agreement with the

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2 Philadelphia Authority for Industrial
3 Development for use by the City of
4 premises located at 456 North 5th Street,
5 all under certain terms and conditions.

6 COUNCILMAN HENON: Thank you.

7 I'd like to recognize a quorum
8 is present. To my left, Councilwoman
9 Gym, Vice Chair Councilman Greenlee, and
10 to my right, Councilman Squilla.

11 Is there anyone here from the
12 Administration that wishes to testify on
13 Bill No. 160617 today?

14 (Witness approached witness
15 table.)

16 COUNCILMAN HENON: I believe
17 that is Jim Tyrell from the Airport.

18 Good morning. Would you please
19 state your name for the record and
20 proceed with your testimony.

21 MR. TYRELL: Jim Tyrell. I'm
22 the Chief Revenue Officer for the
23 Philadelphia International Airport.

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

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2 Property and Public Works. My name is
3 James Tyrell. I'm the Chief Revenue
4 Officer at Philadelphia International
5 Airport. I am pleased to appear before
6 you today to testify in support of Bill
7 No. 160617.

8 The bill will authorize the
9 City of Philadelphia, through the
10 Department of Commerce, Division of
11 Aviation, and Department of Public
12 Property, to acquire a property in
13 Philadelphia which is needed for airport
14 expansion. The property is owned by the
15 Philadelphia Authority for Industrial
16 Development. It is known as Parcel G and
17 is bounded by Island and Bartram Avenue
18 and I-95 situated in Philadelphia.
19 Parcel G is vacant land of approximately
20 20.8 acres. The purchase price of 14.175
21 million was determined by the average of
22 two appraisals conducted by the
23 Philadelphia Industrial Development
24 Corporation. The purchase will be funded
25 through the Airport's Aviation Fund and

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2 will not impact the General Fund.

3 I greatly appreciate the
4 opportunity to speak to you today in
5 support of Bill No. 160617 and
6 respectfully request that the rules be
7 suspended to allow for the first reading
8 at the next Council session.

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 I just have a quick question.
14 Does the Airport have any immediate need
15 or plans for this parcel or is it to be
16 used for future use?

17 MR. TYRELL: Councilman, there
18 is a study underway currently to
19 determine the best site to construct a
20 consolidated rental car facility, which
21 will house all of the rental car
22 companies currently operating at the
23 Airport. There are two sites being
24 investigated. This is one.

25 COUNCILMAN HENON: Is the study

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2 ongoing or is this a product of -- result
3 of a study that has already been
4 performed?

5 MR. TYRELL: A study has been
6 conducted and findings have been
7 submitted. They are being reevaluated by
8 a second company to determine the best
9 possible site.

10 COUNCILMAN HENON: I mean,
11 there's been some public conversation
12 about, I guess, relocating the rental car
13 facilities, fees to accommodate for them.
14 Is this all part of that plan and those
15 conversations?

16 MR. TYRELL: Yes, Councilman.

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

19 (No response.)

20 COUNCILMAN HENON: Anyone here
21 today wish to speak on 160617?

22 (No response.)

23 COUNCILMAN HENON: There being
24 none, thank you for your testimony.

25 MR. TYRELL: Thank you,

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2 Councilman.

3 COUNCILMAN HENON: Next we will
4 hear testimony on Bill No. 160774. Is
5 there anyone from the Administration that
6 wishes to testify regarding this bill?

7 (Witnesses approached witness
8 table.)

9 COMMISSIONER GREENWALD: Good
10 morning, Chairman Henon and members of
11 the Committee on Public Property and
12 Public Works. My name is Bridget
13 Collins-Greenwald and I am the
14 Commissioner of the Department of Public
15 Property. I am here today to testify in
16 support of Bill No. 160774, an ordinance
17 authorizing the Commissioner of Public
18 Property, on behalf of the City, to take
19 an assignment of an easement for
20 waterfront land on property commonly
21 known as 1143-51 Delaware Avenue on the
22 Delaware River just south of Penn Treaty
23 Park.

24 This easement will allow for
25 the extension of Penn Treaty Park and the

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2 expansion of the Delaware River
3 recreational trail and will provide an
4 open space for recreational and other
5 activities. The acquisition of this area
6 will extend the Delaware River Trail from
7 its current terminus just south of
8 SugarHouse Casino to Penn Treaty Park.
9 The acquisition area will be open to the
10 public to use for public recreational
11 purposes for both physical and sedentary
12 activities, including scenic views of the
13 Delaware River.

14 The Department of Public
15 Property supports this measure and,
16 accordingly, I respectfully ask that City
17 Council approve Bill No. 160774. I am
18 requesting a suspension of the rules so
19 as to allow for the first reading at the
20 next session of Council.

21 Thank you. John Mondlak and I
22 will be happy to answer any questions you
23 may have.

24 COUNCILMAN HENON: Scenic views
25 of the river. I love it.

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2 COMMISSIONER GREENWALD: Who
3 doesn't.

4 MR. MONDLAK: Good morning.
5 John Mondlak from the Department of
6 Planning and Development. I didn't
7 submit prepared testimony. I only want
8 to add a couple things about the project.

9 The project itself includes
10 three parcels. My comments apply to both
11 this bill and Bill 775, which hopefully
12 will be called at this hearing, three
13 parcels; that the trail will be extended
14 from its terminus right now at the casino
15 across the edge of the water to Penn
16 Treaty Park directly.

17 The acquisition of the first
18 parcel to the north was done by voluntary
19 donation. The next two parcels to the
20 south are subject of the next bill,
21 condemnation where we will take 50 foot
22 to the water off the water's edge, if
23 authorized. And those three parcels
24 together will be constructed a trail.

25 The trail will be managed

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2 through the Delaware River Waterfront
3 Corporation. They will manage the
4 project of building out the trail. They
5 have participation ranges and goals that
6 are part of their corporate policy that
7 they've adopted with the help of OEO, and
8 currently our Commerce Director sits on
9 their Board and is actively engaged in
10 their participation program. Their
11 ranges are typically 25 to 30 percent on
12 construction projects, with a residency
13 requirement of 50 percent, 32 percent
14 journeymen for minority and women.

15 COUNCILMAN HENON: Okay. And
16 this 50 foot trail is consistent with the
17 other trail parcels existing for the
18 southern Delaware River Trail; is that
19 correct?

20 MR. MONDLAK: Correct. Right
21 now in the overlay there's a 50 foot
22 required setback that you couldn't build
23 on, but you don't have to make it open to
24 the public. The one property owner was
25 not willing to do that voluntarily, so

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2 we're going to condemn that part that
3 they would have had to keep open pursuant
4 to the overlay and build a trail that
5 will allow the public on it. We will
6 take an easement, and with that will come
7 the liability for any trail activities.

8 COUNCILMAN HENON: Thank you.

9 Any questions from other
10 members on the Committee?

11 The Chair recognizes
12 Councilwoman Gym.

13 COUNCILWOMAN GYM: Just because
14 you ran through the numbers really
15 quickly and we don't have it in writing,
16 can you just repeat again what is the
17 M/WBE participation?

18 MR. MONDLAK: The ranges for
19 the construction projects that DRWC
20 manages are 25 to 30 percent total, 15 to
21 20 percent minority, 5 to 10 percent
22 women, best efforts on disabled,
23 residency requirement of 50 percent, and
24 32 percent for journeymen. That includes
25 both women and minorities.

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2 COUNCILMAN HENON: Would you be
3 able to submit that to the Chair,
4 those --

5 MR. MONDLAK: Yes. I can have
6 the entire program submitted.

7 COUNCILMAN HENON: That would
8 be great. I'll make sure we get it out
9 to the Committee members.

10 COUNCILWOMAN GYM: Is 15 to 20
11 percent M/WBE, is that like the target
12 rate for the City? I thought it was
13 closer -- I thought we were trying to get
14 to 25.

15 MR. MONDLAK: The program at
16 DRWC is intended to at least replicate
17 what the City's program is, if not exceed
18 it. I can't tell you off the top of my
19 head what the City numbers are, but the
20 Commerce Director, because he's also on
21 the Board and he oversees the OEO
22 department in the City, he is there to
23 make sure that they are doing what they
24 can do to help encourage participation.
25 But unfortunately I can't give you the

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2 City numbers. I just don't know them.

3 COUNCILWOMAN GYM: You're
4 Department of Planning, right, within the
5 City of Philadelphia?

6 MR. MONDLAK: Planning and
7 Development, correct.

8 COUNCILWOMAN GYM: So as
9 Department of Planning, you don't know
10 what the City projected numbers are for
11 M/WBE as a standard? Is that not made
12 clear to the departments?

13 MR. MONDLAK: No. I think it's
14 in that same range. I think it's 30
15 percent, but I can't tell you for sure.

16 COUNCILWOMAN GYM: So this is
17 at 15 to 20. So I'm trying to understand
18 that.

19 MR. MONDLAK: I think 30
20 percent.

21 COUNCILWOMAN GYM: Twenty-five
22 to 30 aggregate over the things, but the
23 15 to 20 number that you initially
24 represented was for M/WBE, right?

25 MR. MONDLAK: For minority, 15

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2 to 20 minority, 5 to 10 women.

3 COUNCILWOMAN GYM: Okay. I
4 might circle back with other questions
5 later. Thanks.

6 COUNCILMAN HENON: Any other
7 members wish to or have any questions on
8 Bill No. 160774?

9 (No response.)

10 COUNCILMAN HENON: Is there
11 anyone else here that wishes to speak on
12 Bill No. 160774?

13 (No response.)

14 COUNCILMAN HENON: Thank you
15 for your testimony.

16 Commissioner, can you please
17 testify on Bill No. 160775.

18 COMMISSIONER GREENWALD: Sure.

19 Good morning, Chairman Henon
20 and members of the Committee on Public
21 Property and Public Works. My name is
22 Bridget Collins-Greenwald and I am the
23 Commissioner of the Department of Public
24 Property. I'm here today to testify in
25 support of Bill No. 160775, an ordinance

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2 authorizing the Commissioner of Public
3 Property, on behalf of the City, to
4 acquire fee simple title or a lesser
5 interest such as an easement, by
6 purchase, condemnation or otherwise, in
7 parcels of land along the Delaware River
8 connecting to Penn Treaty Park, and
9 authorizing an agreement between the City
10 and the Philadelphia Redevelopment
11 Authority for the PRA to act as the
12 City's condemnation agent, under certain
13 terms and conditions.

14 The acquisition of this parcel
15 will provide much-needed space for
16 making, enlarging, extending, operating,
17 and maintaining a public park for public
18 recreational purposes. The acquisition
19 area will be a linear public park and
20 will also extend and enlarge the Penn
21 Treaty Park further south. The
22 acquisition of this area will also extend
23 the Delaware River Trail from its current
24 terminus just south of SugarHouse Casino
25 to Penn Treaty Park. The acquisition

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2 area will be open to the public for
3 public recreational purposes. The City
4 is constructing the Delaware River Trail
5 to be as close to the Delaware River bank
6 as permissible so the public can enjoy
7 the beautiful scenery. The City hopes to
8 transform the Delaware River waterfront
9 and reconnect the public to the Delaware
10 River. The acquisition of this area will
11 also enable the public to enjoy direct
12 access to Penn Treaty Park.

13 The Department of Public
14 Property supports this measure and,
15 accordingly, I respectfully ask that City
16 Council approve Bill No. 160775. I am
17 requesting a suspension of the rules so
18 as to allow for the first reading at the
19 next session of Council.

20 Thank you. John Mondlak and I
21 will be happy to answer any questions you
22 may have.

23 COUNCILMAN HENON: Thank you.

24 Any members of the Committee
25 wish to ask any questions on Bill No.

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2 160775?

3 (No response.)

4 COUNCILMAN HENON: Anyone else
5 here today that wishes to testify or
6 speak on Bill No. 160775?

7 (No response.)

8 COUNCILMAN HENON: I just want
9 to state for the record that you guys
10 better hurry up on the southern portion
11 of the trail, because the northern
12 portion of the Delaware River Trail,
13 which I represent, is a little ahead on
14 the timeline for that scenic view of our
15 river.

16 MR. MONDLAK: Competition is
17 good.

18 COUNCILMAN HENON: That's
19 right. Well, thank you for your
20 testimony and thank you for being here
21 today.

22 We will now hear testimony on
23 Bill No. 160843. Commissioner Greenwald
24 and Jim Leonard from the Department of
25 Records.

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2 (Witness approached witness
3 table.)

4 COUNCILMAN HENON: You may
5 proceed with your testimony.

6 COMMISSIONER GREENWALD: Good
7 morning, Chairman Henon and members of
8 the Committee on Public Property and
9 Public Works. My name is Bridget
10 Collins-Greenwald and I am the
11 Commissioner of the Department of Public
12 Property. Joining me today is Jim
13 Leonard, the Commissioner of the
14 Department of Records. We are here today
15 in support of Bill No. 160843, which
16 Councilman Squilla has sponsored on
17 behalf of the Administration to authorize
18 the City to lease, through the
19 Philadelphia Authority for Industrial
20 Development, the premises located at
21 456 -- 465 North 5th Street for use by
22 the Records Department.

23 This lease is necessary because
24 the existing lease of 3101 Market Street
25 is due to expire in September of 2017.

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2 Subject to approval of this bill, the
3 Records Department plans to relocate and
4 maintain both public and staff areas as
5 well as archival quality storage space
6 for the City Archives. Much of the new
7 space would be used to securely store
8 many of the City's records. This new
9 facility would also allow the City to
10 relocate and maintain off-site storage
11 space for the Register of Wills. The
12 proposed new space has been carefully
13 chosen and planned to efficiently address
14 the future space needs of the Records
15 Department and the Register of Wills.

16 The Department of Public
17 Property supports this measure and,
18 accordingly, I respectfully ask that City
19 Council approve Bill No. 160843. I am
20 also requesting a suspension of the rules
21 so as to allow for the first reading at
22 the next session of Council.

23 Thank you. I turn it over to
24 Jim now or answer questions?

25 Jim.

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2 COMMISSIONER LEONARD: Good
3 morning, Chairman Henon and members of
4 the Committee on Public Property and
5 Public Works. My name is James Leonard
6 and I serve as the Commissioner of the
7 Department of Records. I am pleased to
8 be here to testify in support of Bill No.
9 160843. This measure would authorize the
10 Public Property Commissioner to act on
11 the City's behalf to lease space to
12 relocate the City Archives and Records
13 Storage Center, two significant
14 activities of the Records Department.

15 I would like to take this
16 opportunity to highlight how this
17 relocation is consistent with the mission
18 and operations of the Records Department.

19 The City Archives serve as the
20 permanent repository for the City's
21 one-of-a-kind collection of local
22 historic and cultural records. The
23 Archives are open to the public and
24 researchers, including genealogists and
25 academics. Philadelphia school children

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2 are frequent visitors.

3 The collection contains
4 historically unique items such as the
5 first volume of City Council minutes
6 begun in 1704, the original 1701 William
7 Penn Charter, original signatures of
8 Benjamin Franklin, and a variety of
9 documents and images dating from the 18th
10 century on that illustrate the lives of
11 important local figures, including
12 Richard Allen, Absalom Jones, Stephen
13 Girard and others. The proposed location
14 permits very efficient space planning
15 and, in addition to maintaining existing
16 Archives' public and staff spaces, would
17 allow the Department to add a room that
18 is open to the public for educational
19 programming as well as for exhibition of
20 the Archives' many unique items. These
21 enhancements would allow the Department
22 and the Archives to develop new community
23 partnerships and deepen existing
24 collaborations, most notably with
25 National History Day Philadelphia, a

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2 partner of the Records Department,
3 Mayor's Office of Education, and the
4 National Archives in this region. The
5 Archives are a cultural and academic
6 resource welcoming to the public, one
7 which encourages civic engagement and
8 promotes transparency in government.
9 This location would be consistent with
10 these goals.

11 The Records Storage Center,
12 also part of the planned facility,
13 contains secure storage for the City's
14 inactive business records. Staff at the
15 facility carefully organize, retrieve,
16 and store different City agencies'
17 records and make them available upon
18 request. Many of the records that are
19 stored and retrieved travel between the
20 Storage Center, the triplex, and other
21 centrally located City offices. The
22 proposed location would facilitate the
23 efficient transport of records. Notably,
24 the physical characteristics of the site
25 would permit upgrading during relocation

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2 that would permit faster and safer
3 retrieval and replacement of boxes.
4 These characteristics contribute to
5 business operational efficiency and
6 facilitate the administrative operations
7 of every City department.

8 For the foregoing reasons, the
9 Department of Records supports Bill No.
10 160843.

11 Thank you. I would be pleased
12 to answer any questions you may have.

13 COUNCILMAN HENON: Thank you
14 for your testimony.

15 I have a few questions. Can
16 you state for the record why the City
17 isn't simply just renewing the lease at
18 3101 Market?

19 COMMISSIONER GREENWALD: Sure.
20 Drexel University is the owner of that
21 property, and about two and a half years
22 ago, they approached the City stating
23 that they had to terminate the lease for
24 the City because they had a function they
25 needed it for for Drexel.

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2 COUNCILMAN HENON: Also again
3 for the record, I guess this is geared a
4 little more towards Jim. The terms of
5 the new lease is not included in the
6 testimony, like the length, the term,
7 cost of improvements. Do you have --

8 COMMISSIONER GREENWALD: I have
9 that.

10 COUNCILMAN HENON: Okay.
11 Great.

12 COMMISSIONER GREENWALD: So the
13 length is, it's a 15-year six-month
14 lease. The terms are, it's 1,290 per
15 square foot all in. So base plus
16 operating cost. And the total cost
17 for -- did you say for the improvements,
18 which is the shelving and the move
19 itself?

20 COUNCILMAN HENON: Yes.

21 COMMISSIONER GREENWALD: The
22 last piece? So there's a total cost of
23 \$8.2 million for the move. That includes
24 the fit-out, the move services, the new
25 shelving units, which the shelving units

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2 have to be built a little bit differently
3 to store all this, the new pickers. And
4 that's what that estimate is.

5 COUNCILMAN HENON: Were there
6 any other sites being considered for the
7 relocation?

8 COMMISSIONER GREENWALD: Yeah.
9 We considered several other sites. There
10 was quite a search that was done, because
11 we had the two and a half years to look.
12 Based on the factors of the square
13 footage needed and the location needed,
14 so it had to be close to transit, it had
15 to be close to the quadplex, to City
16 Hall, and the triplex, because that's
17 where all the records usually are coming
18 back and forth from. So we looked at a
19 few places in the Northeast thinking that
20 they could maybe work, and they couldn't
21 due to the location that would disrupt
22 like Records operations. We looked at
23 the Inquirer building when that first
24 came up for sale. We looked at one of
25 our BRAC centers, which house the police

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2 facilities right now. None of them were
3 deemed appropriate based on the location.
4 While some of them had the square
5 footage, they just didn't have the
6 location necessary to transport the
7 records back and forth.

8 COUNCILMAN HENON: And so this
9 stood out because it was available and it
10 was in the proximity to, like you said,
11 City Hall, the triplex?

12 COMMISSIONER GREENWALD: It met
13 our needs and met the location needs,
14 more importantly, and obviously the
15 square footage needs.

16 COUNCILMAN HENON: So I assume
17 the move is -- I mean, it's a 15-year
18 term. Most of the records are -- I think
19 you stated a lot of them are physical
20 documents. Is there any long-term plan
21 to scan or microfilm, however -- maybe
22 that's a little out of date these days,
23 microfilm, but --

24 COMMISSIONER GREENWALD: You
25 dated yourself on that one.

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2 COUNCILMAN HENON: Are we going
3 to scan the records? Is there a longer
4 term type of archive process that we're
5 going to work towards? I mean, like
6 after the move, I would assume.

7 COMMISSIONER LEONARD: Thank
8 you, Councilman. We've done a few
9 things. We're doing a few things in that
10 regard. First, before we move, we've
11 undertaken an effort to clear out as
12 many, what we call, expired records,
13 records that have reached the end of
14 their lifespan according to the
15 Department's retention schedules, and
16 we're in the process of at this point
17 destroying or recycling approximately
18 8,000 -- between 8,000 and hopefully
19 closer to 10,000 to 12,000 of the
20 existing boxes that are out there.
21 There's 120,000 banker boxes of physical
22 records. And so we hope to -- and keep
23 that going as a means of aggressively
24 disposing of boxes as they become
25 expired.

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2 But to your point about
3 electronic records, we do believe that
4 moving towards, what we call, electronic
5 records management and away from
6 paper-based records is the future of
7 records management in general and should
8 be for the City, and we've begun to have
9 exploratory conversations in the
10 Administration to discuss potential
11 options for that. It could be a
12 combination of potentially starting to
13 scan documents out at the site and then
14 also considering whether -- as documents
15 are created essentially in the City,
16 whether we start to create them and
17 retain them as electronic records versus
18 maintaining them officially as paper and
19 storing them on site.

20 COUNCILMAN HENON: What's the
21 square footage of the storage and is this
22 going to be the main records storage
23 facility --

24 COMMISSIONER LEONARD: Yes.

25 COUNCILMAN HENON: -- for all

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2 the City's archives and I'm going to say
3 national treasures?

4 MR. LEONARD: Yes.

5 COUNCILMAN HENON: What's the
6 square foot of this?

7 COMMISSIONER GREENWALD: This
8 one won't exceed 80,000 square feet. So
9 between 70 and 80. That's still being
10 determined based on the fit-out and the
11 number of records that we send over
12 there. So no less than 70, no more than
13 80.

14 COUNCILMAN HENON: And the
15 landlord I see is Alliance HSP
16 Philadelphia Warehouse LP. Who are the
17 principals?

18 COMMISSIONER GREENWALD:
19 Richard Previdi is the managing member.

20 COUNCILMAN HENON: Richard
21 Previdi?

22 COMMISSIONER GREENWALD:
23 P-R-E-V-I-D-I.

24 COUNCILMAN HENON: Any other
25 members have any questions on Bill No.

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2 160843?

3 The Chair recognizes Councilman
4 Squilla.

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

7 I just have a quick question,
8 and I don't know if it was a typo or a
9 transposition of the numbers. When you
10 have the address, on the ordinance it
11 says 456 North 5th Street, but when you
12 testified, you said 465. I don't know
13 which one it is.

14 COMMISSIONER GREENWALD: What
15 did I say?

16 COUNCILMAN HENON: 456 North
17 5th is on the ordinance, right?

18 COUNCILMAN SQUILLA: Right.

19 COMMISSIONER GREENWALD: It's
20 456 North 5th Street. What did I say?
21 65 when I testified?

22 COUNCILMAN SQUILLA: Yeah.

23 COMMISSIONER GREENWALD: Did I
24 say 56 and then change it to 65? I keep
25 getting those transposed.

1 10/18/16 - PUBLIC PROPERTY - BILL 160617, ETC.

2 COUNCILMAN SQUILLA: I just
3 wanted to make sure.

4 COMMISSIONER GREENWALD: It's
5 56.

6 COUNCILMAN HENON: But I also
7 called Jim Leonard Jim Greenwald.

8 COMMISSIONER GREENWALD: Well,
9 there you go. We're all having a bang-up
10 day.

11 COUNCILMAN SQUILLA: He married
12 you.

13 Thank you.

14 COUNCILMAN HENON: Any other
15 members have any questions?

16 (No response.)

17 COUNCILMAN HENON: And I still
18 want to put it on microfilm, right. I'll
19 be wearing bifocals like Ben Franklin.

20 Anyone else here wish to
21 testify on Bill No. 160843?

22 MR. ALI: Yes.

23 COUNCILMAN HENON: Would you
24 please approach. State your name for the
25 record and you may proceed with your

1 10/18/16 - PUBLIC PROPERTY - BILL 160617, ETC.

2 testimony. This is on Bill No. 160843?

3 (Witness approached witness
4 table.)

5 MR. ALI: Yes.

6 COUNCILMAN HENON: Okay.

7 MR. ALI: Good morning,
8 Chairman Henon and members of the
9 Committee of Public Property and Public
10 Works. My name is Jihad Ali. I'm the
11 President of the Contractors Roundtable,
12 which is a group of union and non-union
13 MBEs.

14 COUNCILMAN HENON: Could you
15 put the microphone a little bit closer to
16 you.

17 MR. ALI: Which is union and
18 non-union MBE contractors.

19 I just wanted to follow up on
20 the comment that Councilwoman Gym had
21 asked about the -- when she had asked the
22 previous panel about Bill 160617 and when
23 she questioned him about information
24 regarding MBEs. I found it interesting
25 that he didn't know, but also I think

1 10/18/16 - PUBLIC PROPERTY - BILL 160617, ETC.

2 that a lot of times with these bills when
3 they come in front of these committees,
4 Council has passed an ordinance before.
5 Is it possible to have them have a copy
6 of the OEO plan at the time they come in
7 front of the Committee?

8 COUNCILMAN HENON: I believe
9 that the EOP plan is public and should be
10 available and made available upon
11 request.

12 MR. ALI: But, Chairman Henon,
13 you're absolutely right. It is public
14 after a period of time, but at the time
15 when it comes up here, like today, it
16 wouldn't be on the site today, but the
17 time that it's coming in front of you,
18 our leaders that's approving this, you
19 need to see it then so you can have that
20 dialogue, so you can actually look at it,
21 because really that's where we're getting
22 let down. Whether it's Public Property,
23 Procurement, Drexel, Penn, we all get
24 broken promises. I'm speaking my opinion
25 from my perspective as an MBE and

1 10/18/16 - PUBLIC PROPERTY - BILL 160617, ETC.

2 knowledgeable of all of the MBEs that
3 don't get called for inclusion.

4 On Bill 160843, the question I
5 have is, has that site -- has that
6 contract already been let for the
7 improvements?

8 COUNCILMAN HENON: I cannot
9 answer that question. I would have to
10 ask the Public Property Commissioner to
11 come back up and we might be able to
12 address that.

13 (Witness approached witness
14 table.)

15 COMMISSIONER GREENWALD: Hi.
16 Bridget Collins-Greenwald, Public
17 Property Commissioner.

18 So what we would have is once
19 we have a finalized lease with this
20 landlord, then we will work out the -- so
21 we don't have the details of how this
22 work is going to take place yet. We
23 don't even have the lease yet.

24 COUNCILMAN HENON: But there
25 will be an EOP plan submitted --

1 10/18/16 - PUBLIC PROPERTY - BILL 160617, ETC.

2 COMMISSIONER GREENWALD: Yes.

3 COUNCILMAN HENON: -- prior to
4 the fit-out?

5 COMMISSIONER GREENWALD: Yeah.
6 We'll follow all the standards.

7 COUNCILMAN HENON: How would
8 the public be notified in that situation?

9 COMMISSIONER GREENWALD: I
10 don't know how -- I have to be honest
11 with you. I don't know, because it's
12 probably through the OEO office, but I
13 could find out. I don't know exactly how
14 the public is notified.

15 COUNCILMAN HENON: If you
16 would, when the lease is finalized
17 legally and there is an EOP plan as
18 required by law, would you please submit
19 it to the Chair? This way we can
20 notify the public --

21 COMMISSIONER GREENWALD: Sure.
22 This should go through our Capital
23 process, so it should be --

24 COUNCILMAN HENON: -- and
25 publicly announce what the plans are for

1 10/18/16 - PUBLIC PROPERTY - BILL 160617, ETC.

2 a specific site.

3 COMMISSIONER GREENWALD: Sure.

4 COUNCILMAN HENON: And that

5 goes with any kind of Public Property

6 fit-out.

7 COMMISSIONER GREENWALD: Yeah,

8 because this will go through Capital. I

9 just don't know what the pieces -- how it

10 gets made public.

11 COUNCILMAN HENON: Okay.

12 MR. ALI: Thank you.

13 Thank you, Ms. Greenwald.

14 And then the other question I

15 asked you, Councilman, was in the future

16 when this agency and other agencies come

17 to this panel, will they be required to

18 have at least their plan with them?

19 Although the contract might be let, they

20 could still have their commitment to the

21 plan.

22 COUNCILMAN HENON: It's a valid

23 question. I know that when the bill is

24 introduced, it notifies the public that

25 there should be an EOP -- it triggers an

1 10/18/16 - PUBLIC PROPERTY - BILL 160617, ETC.

2 EOP plan when it comes to any kind of
3 acquisition or public property and public
4 works contracts. It seems like the
5 timing is off maybe a little bit with the
6 Law Department and/or commercial leases
7 and finalizing the legalities of things,
8 but I'll definitely take that back and
9 see if we can kind of match up the timing
10 of it.

11 MR. ALI: Well, thank you.

12 Because you're the most powerful people
13 in this room and you have to have it.
14 When I get it, it's really a moot point,
15 but when you get it, we can change things
16 at that time.

17 COUNCILMAN HENON: You got it.

18 Thank you for your testimony.

19 Anyone else here who wishes to
20 testify on Bill No. 160843?

21 (No response.)

22 COUNCILMAN HENON: There being
23 none, we will now leave our public
24 hearing, enter into our public meeting.

25 The Chair recognizes Vice Chair

1 10/18/16 - PUBLIC PROPERTY - BILL 160617, ETC.

2 Councilman Greenlee.

3 COUNCILMAN GREENLEE: Thank
4 you, Mr. Chairman. I move that the
5 following bills be reported out of this
6 Committee with a favorable
7 recommendation, that the rules of Council
8 be suspended to allow for first reading
9 at our next session of Council: Bill
10 Nos. 160617, 160774, 160775, and 160843.

11 (Duly seconded.)

12 COUNCILMAN HENON: It has been
13 moved and seconded.

14 All those in favor signify by
15 saying aye.

16 (Aye.)

17 COUNCILMAN HENON: Those
18 opposed?

19 (No response.)

20 COUNCILMAN HENON: The ayes
21 have it. Bills No. 160617, 160774,
22 160775, and 160843 will be reported out
23 of Committee with a favorable
24 recommendation as to be heard at our next
25 Council session, with a rules suspension.

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1 10/18/16 - PUBLIC PROPERTY - BILL 160617, ETC.

2 Thank you very much.

3 (Stated Meeting concluded at

4 10:50 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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