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COUNCIL OF THE CITY OF PHILADELPHIA

3

COMMITTEE ON PUBLIC PROPERTY

4

AND PUBLIC WORKS

5

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6

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, November 14, 2007
1:15 p.m.

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PRESENT:

11

COUNCILMAN DARRELL L. CLARKE, CHAIR

12

COUNCILMAN WILLIAM GREENLEE

13

COUNCILMAN JACK KELLY

14

COUNCILWOMAN DONNA REED MILLER

15

COUNCILMAN FRANK RIZZO

16

COUNCILMAN DANIEL SAVAGE

17

COUNCILWOMAN JANNIE BLACKWELL

18

BILLS 070869, 070878, 070905 and 070906

19

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21

- - -

22

23

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COUNCILMAN CLARKE: Good

3

afternoon. I would like to call to order

4

the Committee on Public Property and

5

Public Works.

6

Mr. Carter, will you please

7

read the title of the first bill.

8

THE CLERK: Bill No. 070869, an

9

ordinance authorizing the Commissioner of

10

Public Property to convey certain tracts

11

of land with the buildings and

12

improvements thereon known as 332 through

13

52 East Tioga Street, located on the

14

south side of Tioga Street, to the

15

Philadelphia Authority for Industrial

16

Development for nominal consideration,

17

for further conveyance.

18

COUNCILMAN CLARKE: Thank you.

19

Please proceed.

20

MR. HERZINS: Good afternoon,

21

Chairman Clarke and members of the

22

Committee on Public Property and Public

23

Works. My name is John Herzins. I am

24

here representing Commissioner

25

Schlotterbeck, who will be here shortly.

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 She's running late from another meeting.

3 I am here today to testify in
4 support of Bill No. 070869, an ordinance
5 authorizing the Commissioner of Public
6 Property to execute and deliver to the
7 Philadelphia Authority for Industrial
8 Development, for nominal consideration, a
9 deed conveying fee simple title to all or
10 part of certain parcels of land, with the
11 buildings and improvements thereon known
12 as 332 to 52 East Tioga Street, located
13 on the south side of Tioga Street, for
14 further conveyance at fair market value,
15 all under certain terms and conditions.

16 This bill will enable the City
17 to convey this parcel to the Philadelphia
18 Authority for Industrial Development for
19 conveyance at fair market value to Z-Wood
20 Products, a manufacturing company looking
21 to expand its business. The net proceeds
22 from the sale of this property shall be
23 deposited into the City's General Fund.

24 The Department of Public
25 Property supports this measure and,

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 accordingly, I respectfully ask that City
3 Council approve Bill No. 070869.

4 I respectfully request that
5 this Committee vote Bill No. 070869 out
6 of Committee with a favorable
7 recommendation and that the rules be
8 suspended to permit first reading at the
9 next Council session.

10 Thank you. We will be happy to
11 answer any questions you may have.

12 COUNCILMAN CLARKE: Thank you,
13 Mr. Herzins.

14 Mr. Herzins, did you submit
15 written testimony?

16 MR. HERZINS: Yes.

17 COUNCILMAN CLARKE: You did?
18 Did you submit it to our office or the
19 Council President's office?

20 MR. HERZINS: We submit it to
21 the Mayor's office.

22 COMMISSIONER SCHLOTTERBECK:
23 And I think it normally goes to City
24 Council.

25 COUNCILMAN CLARKE: You're in

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 City Council now.

3 COMMISSIONER SCHLOTTERBECK: I
4 think it usually comes from the Mayor's
5 office to the President's office. We
6 don't ever as a department directly --

7 COUNCILMAN CLARKE: Directly?

8 COMMISSIONER SCHLOTTERBECK:
9 No. Do you need --

10 COUNCILMAN CLARKE: I mean, it
11 would be helpful for Councilmembers to
12 have the written testimony either prior
13 to or during the course of the hearing so
14 we can reference it to enable us to
15 better ask questions on it, on your
16 testimony.

17 COMMISSIONER SCHLOTTERBECK:
18 Don't you normally get it prior to?

19 COUNCILMAN CLARKE: We normally
20 get it. I don't have it.

21 COMMISSIONER SCHLOTTERBECK:
22 What can we do now? Do you want us to
23 get you copies of these to hand out?

24 COUNCILMAN CLARKE: Where's the
25 Sergeant-At-Arms?

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 Is anybody working today?

3 Thank you.

4 Let the record reflect we have
5 a quorum present: Councilwoman Miller,
6 Councilman Greenlee, Councilman Kelly,
7 Councilman Rizzo. Also present are
8 Councilman Savage and Councilwoman
9 Blackwell.

10 Okay. Commissioner, did you
11 have anything to add to the testimony?

12 COMMISSIONER SCHLOTTERBECK:
13 No, I did not.

14 COUNCILMAN CLARKE: Are there
15 any questions of these witnesses by
16 members of the Committee?

17 (No response.)

18 COUNCILMAN CLARKE: There being
19 none, thank you so much for your
20 testimony on this particular bill.

21 Is there anyone else who is
22 interested in testifying on this
23 particular bill?

24 (No response.)

25 COUNCILMAN CLARKE: There being

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 none...

3 THE CLERK: Bill No. 070878, an
4 ordinance authorizing the Commissioner of
5 Public Property to convey a certain tract
6 of land with the buildings and
7 improvements thereon known as 2815 Ridge
8 Avenue, located on the northeast side of
9 Ridge Avenue, to the Philadelphia
10 Authority for Industrial Development for
11 nominal consideration, for further
12 conveyance.

13 COUNCILMAN CLARKE: Thank you.

14 COMMISSIONER SCHLOTTERBECK:

15 Good afternoon, Chairman Clarke and
16 members of the Committee on Public
17 Property and Public Works. My name is
18 Joan Schlotterbeck. I am the
19 Commissioner of the Department of Public
20 Property.

21 I'm here to testify in support
22 of Bill No. 070878, an ordinance
23 authorizing me as the Commissioner to
24 execute and deliver to the Philadelphia
25 Authority for Industrial Development, for

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 nominal consideration, a deed conveying
3 fee simple title to all or part of
4 certain parcels of land, with the
5 buildings and improvements thereon known
6 as 2515 Ridge Avenue, located on the
7 northeast side of Ridge Avenue, for
8 further conveyance at fair market value,
9 all under certain terms and conditions.

10 This bill will enable the City
11 to convey this parcel to PAID for further
12 conveyance to Fast Cash Inc. at fair
13 market value, with the net proceeds being
14 deposited into the General Fund. The
15 developer is looking to develop the site
16 with a number of retail outlets.

17 The Department supports this
18 measure and, accordingly, I respectfully
19 ask City Council approve Bill No. 070878.

20 I respectfully request that
21 this Committee vote Bill No. 070878 out
22 of Committee with a favorable
23 recommendation and that the rules be
24 suspended to permit the first reading at
25 the next Council session.

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 Thank you. We're here to
3 answer any questions, and we also have a
4 representative from Fast Cash if you have
5 any direct questions for her.

6 COUNCILMAN CLARKE: Thank you.

7 Real briefly, the PAID process,
8 PIDC process, do they traditionally
9 request that the developer be present at
10 the public hearing?

11 MR. HERZINS: I actually asked
12 PIDC if the developer could be present if
13 there were any questions that came up
14 during the hearing.

15 COUNCILMAN CLARKE: Do you know
16 if they did that?

17 MR. HERZINS: Yes.

18 COMMISSIONER SCHLOTTERBECK:

19 Yes. They're here.

20 COUNCILMAN CLARKE: Because
21 there seems to be some miscommunication
22 about the purpose of today's meeting and
23 I was hoping that a representative from
24 PIDC was here today.

25 MR. HERZINS: No. We asked

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 both developers that were on the sale
3 ordinances today to come here for any
4 questions that might come up from
5 Committee members, but that's kind of
6 what we traditionally try to do.

7 COUNCILMAN CLARKE: Because
8 they weren't aware that they were to be
9 here to present testimony. So apparently
10 there was some --

11 MR. HERZINS: I don't think
12 they would have to present testimony, but
13 if they could be here to answer
14 questions, if needed.

15 COMMISSIONER SCHLOTTERBECK:
16 See, the process now where we're selling
17 the surplus properties, we're using them
18 as our agent and we haven't been inviting
19 them because, frankly, we have to pay
20 them to attend with us, and we didn't --

21 COUNCILMAN CLARKE: We have to
22 pay PIDC?

23 COMMISSIONER SCHLOTTERBECK:
24 Yes. So I've eliminated some --

25 COUNCILMAN CLARKE: Why do we

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 have to pay PIDC?

3 COMMISSIONER SCHLOTTERBECK:

4 They charge us for their time. So we
5 have made the decision --

6 COUNCILMAN CLARKE: I think you
7 may have opened up a can of worms with
8 that one.

9 COMMISSIONER SCHLOTTERBECK:

10 Councilman, basically when we know that
11 the bill has been supported and there is
12 no --

13 COUNCILMAN CLARKE: Let me go
14 back to this payment of PIDC.

15 COMMISSIONER SCHLOTTERBECK:

16 Yes.

17 COUNCILMAN CLARKE: PIDC, which
18 is a quasi government agency; am I
19 correct?

20 COMMISSIONER SCHLOTTERBECK:

21 Correct.

22 COUNCILMAN CLARKE: And we use
23 them as an agent to sell properties --

24 COMMISSIONER SCHLOTTERBECK:

25 Yes.

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 COUNCILMAN CLARKE: -- on the
3 City's behalf, and the assumption is that
4 there is a commission?

5 COMMISSIONER SCHLOTTERBECK:
6 Yes.

7 COUNCILMAN CLARKE: But in
8 addition to that, if we require that they
9 come here to testify or to be prepared to
10 answer any questions on the process, we
11 have to pay them to be in this Chambers?

12 COMMISSIONER SCHLOTTERBECK: Am
13 I right?

14 MR. HERZINS: Well, we pay for
15 staff time. So any time that is used by
16 PIDC on behalf of us for a surplus
17 property, we would be charged a staff
18 time equivalent to how much time they
19 spend on it.

20 COUNCILMAN CLARKE: Do we pay
21 the Redevelopment Authority to be present
22 at public hearings?

23 COMMISSIONER SCHLOTTERBECK:
24 No, we do not. I don't know if another
25 department does. No, we do not.

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 COUNCILMAN CLARKE: So why are
3 we paying PIDC?

4 COMMISSIONER SCHLOTTERBECK:
5 Well, that's why they're not here.
6 Because I didn't want to continue to
7 pay --

8 COUNCILMAN CLARKE: But I don't
9 understand. We have other agencies that
10 are quasi government agencies. The
11 Redevelopment Authority -- and I
12 reference them because they were here
13 yesterday at a hearing, and they come,
14 they prepare to testify on whatever the
15 issue may be. If we're not paying the
16 Redevelopment Authority to be present at
17 a hearing, I don't understand why we have
18 to pay PIDC, particularly given the fact
19 that we have already hired them as an
20 agent.

21 MR. HERZINS: I think it's
22 standard practice for PIDC, whichever
23 department they are doing work for does
24 charge the particular department staff
25 time fees, as well as out-of-pocket

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 costs.

3 COUNCILMAN CLARKE: Is that
4 some regulatory --

5 MR. HERZINS: I'd have to --

6 COMMISSIONER SCHLOTTERBECK: We
7 honestly don't know the answer, but ever
8 since I've been Commissioner, that's been
9 the practice.

10 COUNCILMAN CLARKE: It's always
11 been that way?

12 COMMISSIONER SCHLOTTERBECK:
13 Yes. So as far as I know, it is the
14 process. They bill us for hours.

15 COUNCILMAN CLARKE: Is that
16 written? Is there a contract between
17 Public Property and PIDC?

18 MR. HERZINS: There's an
19 agreement.

20 COUNCILMAN CLARKE: Between
21 Public Property and PIDC?

22 MR. HERZINS: Yes.

23 COUNCILMAN CLARKE: Can we have
24 a copy of that contract?

25 COMMISSIONER SCHLOTTERBECK:

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 Sure.

3 COUNCILMAN CLARKE: And it
4 clearly outlines the terms and conditions
5 of the contract, the fee schedule, the
6 commission and all of the information
7 associated with both their appearance and
8 the work related to property disposition?

9 COMMISSIONER SCHLOTTERBECK:

10 Okay.

11 COUNCILMAN CLARKE: It will be
12 helpful if you can get that to the
13 Committee.

14 Thank you.

15 I understand that the
16 developer, based on some
17 miscommunication, does not have a
18 detailed presentation, but there's a
19 possibility that you can briefly discuss
20 what your intent is for the site, and I
21 understand that in a follow-up meeting,
22 there's going to be a meeting in the
23 community to talk about the specifics of
24 the proposal, and then I'm assuming
25 you'll get some information to the

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2 Councilperson.

3 The other thing, before the
4 disposition by PIDC, is it their normal
5 practice to call the District
6 Councilperson to talk to them about the
7 specifics of the disposition?

8 COMMISSIONER SCHLOTTERBECK:

9 Actually, I feel it's my position to do
10 that. I mean, they're our agent, and
11 it's my responsibility to reach out.

12 COUNCILMAN CLARKE: You don't
13 want to pay them to come meet with us?

14 COMMISSIONER SCHLOTTERBECK:

15 That's correct.

16 COUNCILMAN CLARKE: Okay.

17 COMMISSIONER SCHLOTTERBECK:

18 There's a lot of billable hours and I've
19 been trying to control that.

20 COUNCILMAN CLARKE: Okay. So
21 before the final disposition on this, you
22 will contact us and give us a briefing
23 on --

24 COMMISSIONER SCHLOTTERBECK:

25 There's no reason why we can't have them

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 participate. It's just really, unless
3 there's a necessity and there's
4 information that I'm not aware of, I tend
5 to just --

6 COUNCILMAN CLARKE: Well, we've
7 had this issue come up before in Council
8 in these hearings where we, Council, we
9 authorize the disposition to PIDC, and
10 the concern is that it never comes back
11 before this body in terms of final
12 disposition. And, frankly speaking, I
13 would still like to see us involved in
14 that final disposition, but that's
15 something that we'll probably have to
16 deal with with the next Administration.
17 But I just have an issue about, first of
18 all, we hire an agent and that agent
19 negotiates whatever terms and conditions
20 of the sale or the purchase and
21 technically there's no need for them to
22 come back and give us an update on what
23 actually transpired in that particular
24 transaction. But that's something that
25 we'll deal with with the next

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 Administration.

3 COMMISSIONER SCHLOTTERBECK:

4 Okay. So do you want the developer?

5 COUNCILMAN CLARKE: Yes. Just

6 briefly, if you can, just come forth.

7 Just kind of give us a sense of what you

8 anticipate doing.

9 MR. ALADELCON: Good afternoon,

10 City Council. My name is Rashir

11 Aladelcon (ph). I'm the President of

12 Fast Cash.

13 We intend to put a strip mall

14 on the property located at 2815 Ridge

15 Avenue. Our intention is to have a

16 series of stores, a small supermarket, a

17 health and beauty aid, a fast-food

18 restaurant, like a deli.

19 I wasn't aware that we are

20 supposed to be here to give you the

21 details of all the series of stores that

22 we're going to have on the plaza, so that

23 is why we don't have all the package here

24 to present to you, but if you allow us,

25 we can present that to you in about four

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 weeks, a very nice presentation, show you
3 the different kind of stores we would
4 like to have on the property, with
5 pictures and --

6 COUNCILMAN CLARKE: Okay. No.
7 I understand you, because we spoke
8 earlier.

9 Commissioner, because this is
10 of particular interest to the District
11 Councilperson, because of the uncertainty
12 of what ultimately will be at the site, I
13 really need to get a clear understanding
14 during the course of the negotiations
15 with PIDC what's transpiring. We're
16 going to require at least one community
17 meeting briefing for this particular
18 location. And I don't know legally if
19 PIDC is bound to some level of, I guess,
20 obligation to this particular developer
21 once they enter into negotiations.
22 Because that's why I don't like this
23 process, because they may enter into
24 terms and conditions and people are
25 spending money and billable hours and

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 lawyers and architects and then they come
3 up with a final, in their minds,
4 resolution, say, Okay, we're prepared to
5 sell this for this amount of money and
6 this is what they're proposing to build,
7 and then both the Councilperson and the
8 community said, Well, we don't really
9 want that. And then what happens? I
10 mean, immediately the lawyers get engaged
11 and say, Well, we're suing you because we
12 entered into this process under good
13 faith.

14 COMMISSIONER SCHLOTTERBECK:

15 Right.

16 COUNCILMAN CLARKE: You

17 understand what I'm saying?

18 COMMISSIONER SCHLOTTERBECK: I

19 absolutely do.

20 COUNCILMAN CLARKE: That's why

21 I really don't like the way this works
22 with you. You convey the property to an
23 agent and then you really have no
24 wherewithal to be involved in the
25 process.

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 We'll deal with it with the
3 next Administration, but you guys really
4 need to be thinking about a different way
5 of doing this.

6 COMMISSIONER SCHLOTTERBECK:

7 Okay.

8 COUNCILMAN CLARKE: All right?

9 COMMISSIONER SCHLOTTERBECK:

10 Yes.

11 COUNCILMAN CLARKE: Well, thank
12 you.

13 Thank you, sir.

14 MR. ALADELCON: Thank you very
15 much.

16 COUNCILMAN CLARKE: I'm sorry.
17 Any questions by members of the Committee
18 for these witnesses?

19 (No response.)

20 COUNCILMAN CLARKE: Thank you.
21 Thank you so much.

22 Will the Clerk please read the
23 title of the next bill.

24 THE CLERK: Bill No. 070905, an
25 ordinance authorizing the Commissioner of

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 Public Property to convey a certain tract
3 of land with the buildings and
4 improvements thereon located on the block
5 bounded by West Huntingdon Street, North
6 Fairhill Street, West Lehigh Avenue and
7 North 5th Street, to the Philadelphia
8 Authority for Industrial Development for
9 nominal consideration, for further
10 conveyance.

11 COUNCILMAN CLARKE: Please
12 proceed.

13 COMMISSIONER SCHLOTTERBECK:
14 Good afternoon, Councilman Clarke and
15 members of the Committee on Public
16 Property and Public Works. My name is
17 Joan Schlotterbeck. I'm the Public
18 Property Commissioner.

19 I'm here to testify today in
20 support of Bill No. 070905, an ordinance
21 authorizing me as Commissioner to execute
22 and deliver to PAID, for nominal
23 consideration, a deed conveying fee
24 simple title to all or part of parcels of
25 land, with the buildings and improvements

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 thereon, known as West Huntingdon Street,
3 North Fairhill Street, West Lehigh
4 Avenue, North 5th Street, for further
5 conveyance at less than fair market
6 value, all under certain terms and
7 conditions.

8 This bill will enable the City
9 to convey this parcel to PAID for further
10 conveyance to Taller -- I'm going to
11 murder this -- Puertorriqueno at less
12 than fair market value. This will allow
13 the non-profit, Taller Puertorriqueno, to
14 acquire site control for its further art
15 center. Mayor Street awarded a \$1.2
16 million grant to Taller this past June
17 through the \$150 million Cultural and
18 Commercial Corridor Bond Initiative
19 approved by City Council.

20 Taller is endeavoring to expand
21 its programming and continue its efforts
22 to celebrate the Latino heritage by
23 building a new facility that will be open
24 to the public and used as a community
25 resource.

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 The Department supports this
3 measure and, accordingly, I respectfully
4 ask that Council approve Bill No. 070905.

5 I respectfully request that
6 this Committee vote Bill 070905 out of
7 Committee with a favorable recommendation
8 and that the rules be suspended to permit
9 first reading at the next session.

10 Thank you. We're available to
11 answer any questions you may have.

12 COUNCILMAN CLARKE: Thank you.

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

15 (No response.)

16 COUNCILMAN CLARKE: Anyone else
17 to testify on this bill?

18 MR. BUMB: Good afternoon,
19 Chairman Clarke. My name is Duane Bumb,
20 Deputy Director of Commerce. I'm here on
21 behalf of Stephanie Naidoff, who couldn't
22 be here. I'm here to also support Bill
23 No. 070905, which would authorize the
24 conveyance of this property for nominal
25 consideration.

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 Rather than read -- I've got
3 copies of my testimony, which should have
4 been forwarded. If you don't have it, I
5 have it here. But rather than read
6 through my testimony, just to sort of --
7 because much of it is in fact in
8 conformance with what Commissioner
9 Schlotterbeck has already said, just to
10 sort of add to that that this transfer
11 represents a key component of a
12 commitment made by Mayor Street to
13 Taller, which is one of the major
14 cultural organizations that received a
15 grant as part of our Cultural and
16 Commercial Corridors Bond Initiative,
17 which this Council approved last fall.
18 And the favorable passage of this bill
19 will allow Taller to develop an
20 educational cultural and historic center
21 for the Latino community and the
22 surrounding neighborhood. It's in
23 keeping with the Mayor's vision to
24 provide much needed funding and
25 assistance to both arts and cultural

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 organizations, as well as to Philadelphia
3 neighborhoods, that Taller is receiving
4 this grant. We feel that the center will
5 provide a new focal point and gathering
6 space for the entire Latino community.
7 And, again, we join Public Property in
8 supporting this bill and encouraging your
9 favorable consideration.

10 Thank you.

11 MS. MIGUEL: Good afternoon,
12 Chairman Clarke and other members. My
13 name is Carmen Febo San Miguel and I'm
14 the Executive Director at Taller
15 Puertorriqueno, Taller for short, the
16 premiere Latino Cultural Center of
17 Philadelphia.

18 Through the power of the arts
19 and culture, Taller has drawn the growing
20 Puerto Rican/Latino community together,
21 has added to the cultural life of the
22 City and has educated thousands of
23 children and adults over the last 33
24 years. I am here to speak in support of
25 Bill No. 070905 introduced by Councilman

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 Daniel Savage.

3 Taller is involved in a capital
4 expansion project in order to develop
5 much needed additional space. Taller is
6 committed to remaining in the heart of
7 the Latino community where it is an
8 integral part of its fabric, its
9 challenges and its solutions.

10 Expanded and upgraded
11 state-of-the-art facilities will enable
12 Taller to better serve the over 140,000
13 Puerto Rican/Latino citizens living in
14 Philadelphia metropolitan area, continue
15 to expand its offerings to the
16 Philadelphia community at large and be
17 more effective at attracting audiences
18 from beyond the City and the region.

19 One of the primary catalysts
20 for economic expansion along the 5th
21 Street corridor has been Taller in its
22 role as a harbinger of Latino arts and
23 cultural programming. This expansion and
24 this development are central to achieving
25 long-term community development

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 objectives in the creation of a true
3 cultural and business district in the
4 Latino community.

5 Securing the lot being
6 considered with this bill would allow
7 Taller to build that state-of-the-art
8 facility. We, therefore, encourage the
9 Committee to vote in favor of the bill.

10 Thank you so much for your
11 consideration.

12 COUNCILMAN CLARKE: Thank you
13 for your testimony. Sounds like a
14 wonderful endeavor.

15 Any questions of these
16 witnesses by members of the Committee?

17 (No response.)

18 COUNCILMAN CLARKE: There being
19 none, thank you very much.

20 Anyone else to testify on this
21 bill?

22 (No response.)

23 COUNCILMAN CLARKE: There being
24 none, would the Clerk please read the
25 title of the next bill.

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 THE CLERK: Bill 070906, an
3 ordinance authorizing the Commissioner of
4 Public Property, on behalf of the City of
5 Philadelphia, to enter into an agreement
6 to sublease from the Philadelphia
7 Municipal Authority a certain building
8 located at 229 West Allegheny Avenue,
9 under certain terms and conditions.

10 COMMISSIONER SCHLOTTERBECK:
11 Good afternoon, Chairman Clarke and
12 members of the Public Property and Public
13 Works Committee. I am Joan
14 Schlotterbeck, Commissioner of Public
15 Property.

16 I'm here to testify in support
17 of Bill No. 070906. This ordinance
18 authorizes me as the Commissioner, on
19 behalf of the City, to enter into an
20 agreement to sublease from Philadelphia
21 Municipal Authority a certain building
22 located at 229 West Allegheny Avenue in
23 Philadelphia, all under certain terms and
24 conditions.

25 This bill will assist the

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 Office of Supportive Housing, OSH, in its
3 mission to provide shelter space for the
4 male homeless population. The 229 West
5 Allegheny facility will house
6 approximately 70 men, thereby reducing
7 the burden at an existing men's shelter
8 located at 667 North Broad Street. This
9 facility will also contain administrative
10 office space for OSH staff and their
11 provider.

12 The Department supports this
13 measure and, accordingly, I respectfully
14 ask that Council approve 070906.

15 I also respectfully request
16 that the Committee pass this out under a
17 favorable recommendation and that the
18 rules be suspended to permit first
19 reading at the next Council session.

20 Thank you. I'm here to answer
21 any questions. I also should mention
22 that Dainette Mintz, the Director of OSH,
23 is here and she'd be the best source for
24 any direct questions about programming or
25 service.

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2 COUNCILMAN CLARKE: Thank you.

3 COMMISSIONER SCHLOTTERBECK:

4 You're welcome.

5 COUNCILMAN CLARKE: Ms. Mintz,
6 would you like to offer any testimony?

7 MS. MINTZ: Good afternoon,
8 Chair --

9 COUNCILMAN CLARKE: Good
10 afternoon.

11 MS. MINTZ: -- and members of
12 the Committee.

13 In Fiscal Year '06, community
14 resident and property owner Luis Cruz
15 proposed transitioning his property
16 located at 229 West Allegheny from a
17 neighborhood nightclub to a prospective
18 supportive or emergency housing facility.
19 In Fiscal Year '07, as OSH addressed
20 growing community and neighborhood
21 opposition to proposed emergency housing
22 programs, we worked with providers and
23 industry experts to develop a new
24 emergency housing model that could be
25 replicated throughout Philadelphia. This

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2 new model provides individualized and
3 target components that include an array
4 of comprehensive services. By
5 eliminating program size to a maximum of
6 75 individuals, appropriate employment
7 and job training services can be provided
8 to all program participants in an
9 empowering environment.

10 This new emergency housing
11 model also stresses a framework for
12 community collaboration, community safety
13 and community service. This will entail
14 providing 24-hour-a-day security,
15 community beautification initiatives
16 and/or green spaces and the creation of
17 community advisory groups to quickly
18 address and resolve community concerns.

19 During the 7th District
20 Councilperson vacancy, OSH, in concert
21 with the Department of Public Property,
22 met with Council President Verna to
23 discuss the proposed site. Council
24 President Verna advised OSH to work with
25 the current ward leader to obtain

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2 community support and input.

3 In the fall of 2006, OSH worked
4 with the 19th ward leader and the
5 property owner to garner and gather a
6 community meeting to discuss the proposed
7 program. Nine community members and six
8 provider and City representatives
9 attended the meeting and engaged in a
10 frank and productive conversation
11 facilitated by the ward leader.
12 Follow-up questions were submitted to OSH
13 by the community and subsequently
14 responded to.

15 After agreeing to include
16 community activity space in the site
17 plan, the ward leader indicated his
18 support for the proposed program in a
19 letter addressed to Council President
20 Verna dated September 12, 2006.

21 The proposed site is a 9,000
22 square foot facility. The proposed
23 program will serve a maximum of 75 single
24 working men and accommodate offices,
25 dormitory sleeping, a full kitchen,

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2 conference spaces, security stations,
3 space for community members to host
4 activities, an outdoor seating area and
5 basketball court. The proposed lease
6 term is five years, with the option to
7 renew for an additional five years.

8 Based on the linear regression,
9 emergency housing demand for single males
10 experiencing homelessness is projected to
11 increase 4.4 percent or by approximately
12 60 unique individuals per year.

13 Prevention and diversion activities are
14 designed to curb this anticipated
15 increase in demand. However, it is also
16 essential to create small specialized and
17 supportive programs to help move single
18 individuals from emergency housing to
19 transitional and permanent supportive
20 housing opportunities.

21 OSH respectfully asks that you
22 support the bill.

23 COUNCILMAN CLARKE: Thank you.

24 Ms. Mintz, has there been any
25 community dialogue on this particular

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2 proposal that you know of, that you're
3 aware?

4 MS. MINTZ: Yes.

5 COUNCILMAN CLARKE: Have you
6 attended any?

7 MS. MINTZ: Yes. There was a
8 meeting held. Members of my staff
9 attended, along with the ward leaders.
10 It was at the time that there was not
11 a -- there was a vacancy in the Council
12 representation.

13 COUNCILMAN CLARKE: Okay. So
14 there was a community meeting that was
15 widely advertised?

16 MS. MINTZ: Yes. We were
17 advised by the Council President to work
18 with the ward leaders because there
19 wasn't a Councilperson in place at the
20 time. And so during that summer of '06,
21 we held two community meetings.

22 COUNCILMAN CLARKE: Two. And
23 the response was?

24 MS. MINTZ: And there were
25 concerns identified asking us to consider

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2 including space in the facility for
3 community activities to occur. There
4 were a series of concerns raised
5 submitted to us in writing. We responded
6 in writing and, of course, are ensuring
7 that there will be the community space
8 included in the facility.

9 COUNCILMAN CLARKE: If you
10 could provide copies of both the issues
11 voicing some levels of concern or
12 interest and the response that was given
13 from --

14 MS. MINTZ: Okay. And we also
15 have a copy of the sign-in sheet for
16 those folks who attended. So we can
17 provide that as well.

18 COUNCILMAN CLARKE: Okay.
19 Thank you.

20 Councilman Savage.

21 COUNCILMAN SAVAGE: For the
22 record, there was a meeting, I think it
23 was, January or February of '07,
24 Ms. Mintz. I know that a representative
25 from my office did attend the meeting. I

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2 can't quite give you the date. I know it
3 was cold. But we did -- Norris Gonzales,
4 who is a constituent representative from
5 my office, did attend one of those
6 meetings, and the neighbors were in favor
7 of it, the elected committee people, the
8 ward leader, as you spoke of, and also
9 the other elected officials, including
10 State Senator Tina Tartaglione.

11 And I encourage the Committee
12 members of Public Property to vote this
13 out with a favorable recommendation. I
14 think it's a good project and I think
15 that there's a need out there to take
16 care of the homeless, and I think we can
17 all agree upon that.

18 Thank you.

19 COUNCILMAN CLARKE: Thank you,
20 Councilman.

21 Any questions?

22 Councilman Greenlee.

23 COUNCILWOMAN BLACKWELL: Thank
24 you.

25 COUNCILMAN GREENLEE: Go ahead.

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2 COUNCILMAN CLARKE:

3 Councilwoman Blackwell.

4 COUNCILWOMAN BLACKWELL: Thank
5 you, Mr. Chairman and members of the
6 Committee.

7 I've spoken to the Councilman
8 about this issue and I've been around so
9 long that obviously when there was an
10 elected official and because it deals
11 with this homeless issue, I've toured the
12 facility and talked with the City and the
13 ward leader, et cetera, about this site.
14 It's been a very long battle and it's
15 been a long time coming to get the
16 community on board, to contact the ward
17 leader again and to do all that it takes
18 to get this far years later. It's been a
19 long time coming, and I think it will be
20 a great project. And so I'm happy to
21 join with Councilman Savage and the City
22 and OSH in saying that I think it will be
23 great.

24 COUNCILMAN CLARKE: Thank you.

25 COUNCILWOMAN BLACKWELL: Thank

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2 you.

3 COUNCILMAN CLARKE: Thank you,

4 Councilwoman.

5 Councilman Greenlee.

6 COUNCILMAN GREENLEE: Thank

7 you, Mr. Chairman.

8 Just quickly, I agree that this

9 sounds like certainly a project that

10 should be supported, and I just want to

11 comment just generally, Ms. Mintz, on

12 your general policy of keeping the

13 maximum 75 you said. I would think that

14 that would certainly help in whatever

15 future endeavors you might have in other

16 areas, because I know often times the

17 complaint is just the pure numbers, and

18 this, I think, is a good example of how

19 it can work.

20 MS. MINTZ: Thank you.

21 COUNCILMAN GREENLEE: Thank

22 you.

23 MS. MINTZ: I also have the

24 copies of the information requested.

25 COUNCILMAN CLARKE: All right.

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2 Thank you.

3 Ms. Mintz, real quick, I'm
4 going to kind of catch you off guard.
5 How many people are in the facility at
6 Broad and Poplar?

7 MS. MINTZ: At Broad and
8 Poplar?

9 COMMISSIONER SCHLOTTERBECK:
10 Fifteen.

11 COUNCILMAN CLARKE: How many?

12 COMMISSIONER SCHLOTTERBECK: I
13 said 15. I was kidding.

14 MS. MINTZ: Somerset you're
15 referring to?

16 COUNCILMAN CLARKE: I don't
17 know the name of it. Broad and Poplar.

18 MR. HERZINS: Broad and Ridge?

19 COMMISSIONER SCHLOTTERBECK:
20 667 North Broad.

21 COUNCILMAN CLARKE: Poplar.
22 Carlisle. Not Carlisle. What's the
23 street?

24 MS. MINTZ: We have two
25 facilities in the area. One facility has

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2 200 men.

3 COUNCILMAN CLARKE: That's
4 where?

5 MS. MINTZ: And that is at
6 Broad and Ridge in the general area of --

7 COUNCILMAN CLARKE: I'm not
8 talking about 1360. I'm talking about --

9 MS. MINTZ: At Broad and
10 Poplar, that's the Somerset facility.
11 There are 66 women at the Broad and
12 Poplar facility known as Somerset and 100
13 men.

14 COUNCILMAN CLARKE: So that's
15 above the recently referenced --

16 MS. MINTZ: The new model that
17 we have proposed.

18 COUNCILMAN CLARKE: Do you have
19 a game plan for that particular site?

20 MS. MINTZ: We are taking them
21 one site at a time. Part of the
22 challenge that we have is identifying
23 alternative properties. What we have
24 presented to Council in our Fiscal Year
25 '08 testimony is that we identify this

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2 new model of a maximum of 75, so any new
3 facilities that we would do in the
4 future, including when we'd be looking to
5 reduce the census at that facility, would
6 be trying to get it to mirror the new
7 model that we've proposed.

8 COUNCILMAN CLARKE: When you
9 issue your newest RFPs, will your RFPs
10 call for a maximum of 75?

11 MS. MINTZ: When we issue an
12 RFP for funding for new facilities, it
13 would be in support of the new model.

14 COUNCILMAN CLARKE: From here
15 on out?

16 MS. MINTZ: From here on out.

17 COUNCILMAN CLARKE: No more
18 RFPs larger than 75?

19 MS. MINTZ: No more RFPs larger
20 than that. Bear in mind, however, that
21 we do have existing facilities that until
22 the new projects come on line, we will
23 continue to support them at their
24 existing capacity until we can reduce the
25 census and phase them down to the model.

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2 COUNCILMAN CLARKE: Wait a
3 minute. Let me make sure that you're not
4 trying to trick me.

5 MS. MINTZ: No, I'm not. What
6 I'm saying, for example --

7 COUNCILMAN CLARKE: So you have
8 an existing facility that has more than
9 75?

10 MS. MINTZ: Right.

11 COUNCILMAN CLARKE: And there's
12 a multi-year contract. Upon the issuance
13 of the renewal of that contract, it will
14 be for 75 max?

15 MS. MINTZ: No. Upon the
16 renewal of that contract, we'll be at
17 whatever the existing capacity is if I
18 don't have a new facility to
19 transition --

20 COUNCILMAN CLARKE: You were
21 trying to trick me.

22 MS. MINTZ: No. What I'm
23 saying is, as we identify new
24 facilities --

25 COUNCILMAN CLARKE: How will

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2 you ever phase them down if you keep
3 renewing contracts?

4 MS. MINTZ: We will phase them
5 down as we're able to bring on new
6 projects. So, for example, with the
7 facility that we're requesting support
8 for today, we would move 75 men out of an
9 existing facility to reduce the census
10 there. As we are able to bring on
11 additional projects, we will reduce the
12 census from existing facilities to bring
13 the numbers down.

14 COUNCILMAN CLARKE: But you're
15 not going to renew contracts with a
16 maximum of 75. You're going to maintain
17 the status quo as it relates to
18 contracts?

19 MS. MINTZ: Because I have no
20 place to move those current residents to
21 unless I have a new facility.

22 COUNCILMAN CLARKE: All right.
23 But I asked the question about RFPs and
24 new contracts. So it's not factual to
25 say that all of the new contracts will be

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2 at a 75 max.

3 MS. MINTZ: I said for new
4 projects, for new emergency housing
5 projects, they will be no more than a
6 maximum of 75 so that we can begin to
7 create new facilities to reduce the
8 census in the existing.

9 COUNCILMAN CLARKE: So why
10 can't we alter the reissuance of existing
11 contracts to reflect the reduced number?
12 It may not be 75, but that may not be
13 feasible. But don't you think it's
14 appropriate to start phasing that down?

15 MS. MINTZ: I think it's
16 appropriate to phase it down if I have an
17 alternative location to move those
18 additional residents to. The difficulty
19 I have now is that I don't have another
20 site to move the reduced census
21 population to. So even if I enter into a
22 contract saying I want you to achieve a
23 lower census, the provider is dependent
24 upon our agency identifying another site
25 to move those facilities to, and the

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2 challenge we have is identifying an
3 appropriate facility.

4 COUNCILMAN CLARKE: But won't
5 that give you an opportunity to issue a
6 new RFP if you reduce the numbers in the
7 existing sites and then you have the
8 ability to issue new RFPs for new sites?

9 MS. MINTZ: What we've
10 attempted to do is identify an
11 alternative site first. We do make a
12 request every year for new facilities.
13 Depending upon whether we have the budget
14 necessary to support a new facility, we
15 are able to move forward on that.
16 Unfortunately, in '08 we weren't. If we
17 were to reduce the census in an existing
18 property and say that we're going to
19 issue an RFP, it basically means that I
20 need to have sufficient resources in my
21 budget to support another project. If I
22 don't have another site, then I am
23 basically in the position where I don't
24 have anywhere to move those homeless
25 residents to.

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 So we've been trying to
3 identify the facilities first before we
4 start mandating a reduction in the
5 census.

6 COUNCILMAN CLARKE: Okay. I
7 actually can go pretty long with you on
8 this one, but I know people need to move
9 on. We have other issues to deal with.
10 Thank you very much.

11 Any questions of these
12 witnesses by members of the Committee?

13 (No response.)

14 COUNCILMAN CLARKE: Anyone else
15 to testify on this particular bill?

16 (No response.)

17 COUNCILMAN CLARKE: There being
18 none, this concludes the public hearing.
19 We will now go into the public meeting of
20 the Committee on Public Property and
21 Public Works.

22 Councilwoman Miller, can I
23 please ask for a motion on Bill No.
24 070869.

25 COUNCILWOMAN MILLER: I move

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 that Bill No. 070869 be reported out of
3 this Committee with a favorable
4 recommendation and further move that the
5 rules of Council be suspended so as to
6 permit first reading at our next session.

7 (Duly seconded.)

8 COUNCILMAN CLARKE: It has been
9 moved and seconded that Bill No. 070869
10 be reported out of Committee with a
11 favorable recommendation, with rules
12 suspension.

13 All in favor?

14 (Aye.)

15 COUNCILMAN CLARKE: Those
16 opposed?

17 (No response.)

18 COUNCILMAN CLARKE: The ayes
19 have it.

20 Councilman Greenlee, can I ask
21 for a motion on Bill No. 070878.

22 COUNCILMAN GREENLEE: Thank
23 you, Mr. Chairman. I move that Bill No.
24 070878 be reported out of this Committee
25 with a favorable recommendation and,

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 further, that the rules of Council be
3 suspended to allow for first reading at
4 our next session of Council.

5 (Duly seconded.)

6 CHAIRMAN CLARKE: It has been
7 moved and seconded that Bill No. 070878
8 be reported out of Committee with a
9 favorable recommendation.

10 Those in favor?

11 (Aye.)

12 COUNCILMAN CLARKE: Those
13 opposed?

14 (No response.)

15 COUNCILMAN CLARKE: The ayes
16 have it. Bill 070878 is reported out of
17 Committee with a favorable
18 recommendation, with rules suspension.

19 Councilman Kelly, can I ask for
20 a motion on Bill No. 070905.

21 COUNCILMAN KELLY: Yes.

22 Mr. Chairman, I move that Bill No. 070905
23 be reported out of this Committee with a
24 favorable recommendation and further move
25 for the suspension of the rules in order

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 that this bill may be read at the next
3 session of Council.

4 (Duly seconded.)

5 COUNCILMAN CLARKE: It's been
6 moved and seconded.

7 All in favor?

8 (Aye.)

9 COUNCILMAN CLARKE: Those
10 opposed?

11 (No response.)

12 COUNCILMAN CLARKE: Bill 070905
13 is reported out of Committee with a
14 favorable recommendation, with rules
15 suspension as to allow reading at the
16 next session of Council.

17 Councilman Rizzo.

18 COUNCILMAN RIZZO: Bill No.
19 070906 move from this Committee with a
20 favorable recommendation and that the
21 suspension of the rules be requested on
22 Bill 070906.

23 (Duly seconded.)

24 COUNCILMAN CLARKE: It's been
25 moved and seconded.

1 11/14/07 - PUBLIC PROPERTY - BILL 070869, ETC.

2 All in favor?

3 (Aye.)

4 COUNCILMAN CLARKE: Those
5 opposed?

6 (No response.)

7 COUNCILMAN CLARKE: The ayes
8 have it. Bill No. 070906 is reported out
9 of Committee with a favorable
10 recommendation, with rules suspension as
11 to allow reading at the next session of
12 Council.

13 This concludes the public
14 meeting on Public Property and Public
15 Works.

16 Thank you all very much.

17 (Committee on Public Property
18 and Public Works adjourned at 1:55 p.m.)

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I HEREBY CERTIFY that the

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foregoing matter on November 14, 2007, and

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that this is a true and correct transcript of

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